



About the Opportunity



Why Invest?

Exciting Investment: The First In Last Out Pub Refurbishment Opportunity!

Are you ready to take the reins of The First In Last Out, a promising pub in the heart of Winchester? This opportunity places you at the helm of a well-situated pub, the first you'll see as you enter the town from the M3. Winchester, steeped in history, features landmarks like Winchester Cathedral, Wolvesey Castle, and the Winchester City Mill. The area boasts a balanced mix of incomes and a young, vibrant population, with 4,445 potential patrons within a 10-minute walk.

Elevate Your Investment: Witness the Transformation

The First In Last Out, with over 60 internal covers and 80 garden seats, will attract locals with its community-focused atmosphere, sports, darts, and delicious pub classics. We're investing in a full refurbishment, including redecorating the interior to premium standards and enhancing the garden and kerb appeal. The pub will offer a range of premium drinks and a classic pub menu. Ideal for an operator with high standards, a passion for good food, and a knack for hosting engaging events, this pub provides a fantastic opportunity to create a cherished local hotspot.

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Target Customers

Local Residents:

- Local residents will enjoy the community-focused atmosphere, with sports, darts, and pub classics that cater to their tastes. The pub's refurbishment will create a welcoming environment for regular social gatherings.

Young Professionals:

- Young professionals within the 10-minute walk radius will appreciate the premium drinks selection and the variety of events, from quiz nights to social and charity events. The pub provides a convenient and vibrant spot to unwind after work.

Families:

- Families visiting Winchester's historical landmarks will find the pub's relaxing garden and patio area perfect for a break. The pub grub menu, summer BBQs, and the family-friendly atmosphere make it an ideal stop.

Tourists:

- Tourists exploring Winchester's rich history and nearby attractions like the Cathedral and Wolvesey Castle will find the pub a charming place to visit when experiencing the town. The range of quality drinks and delicious food offers a delightful respite during their travels.

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The Offer

Drinks:

- Full HEINEKEN range of beers and ciders, including low & no options alongside quality wine, spirits and soft drinks options.

Food:

- The pub can offer a great range of crowd-pleasing pub classics.

Coffee:

- A bean-to-cup offering, offering a satisfying brew every time.

Events:

- There is potential to offer a variety of quiz, social and charity events along with darts teams, pub games and food driven event evenings.

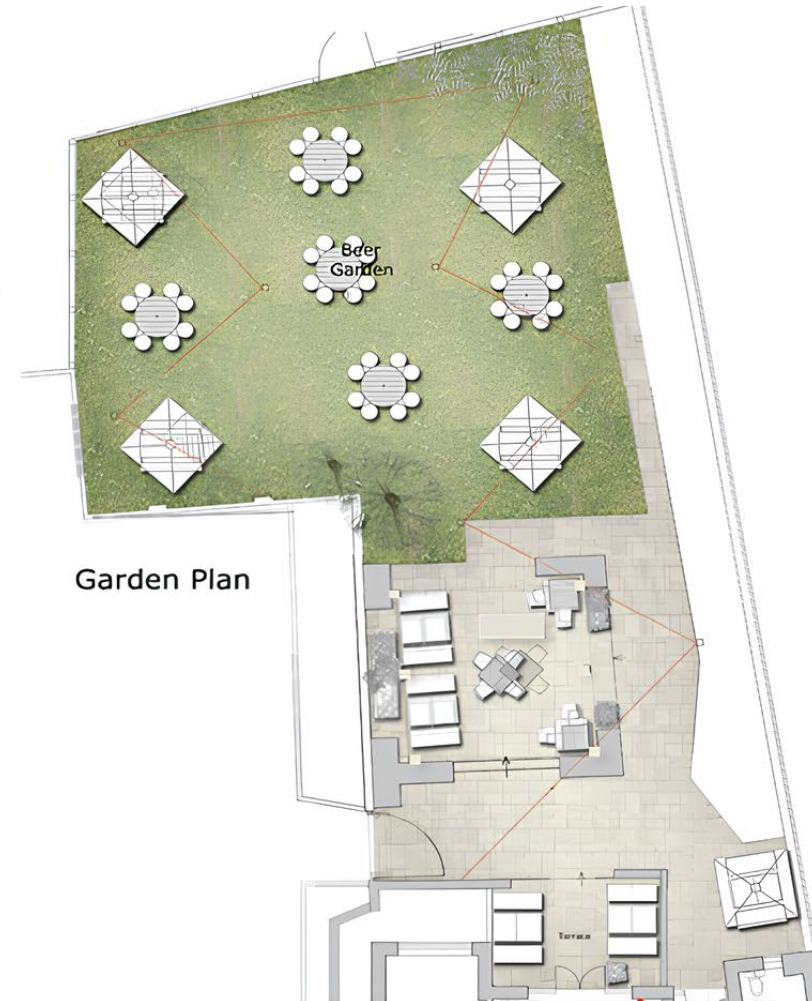
Internal Mood Board



Rendered Floor Plan



Ground Floor



Garden Plan

Floor Plans & Finishes

1 Lounge/Bar Area

- Redecoration throughout.
- New lighting replacing shades and fitting.
- Clean-up of upholstery to all loose furniture and fixed seating.

2 Bar Servery

- Minor alterations to the bar.
- Replacement of tilling.

3 Dining Area

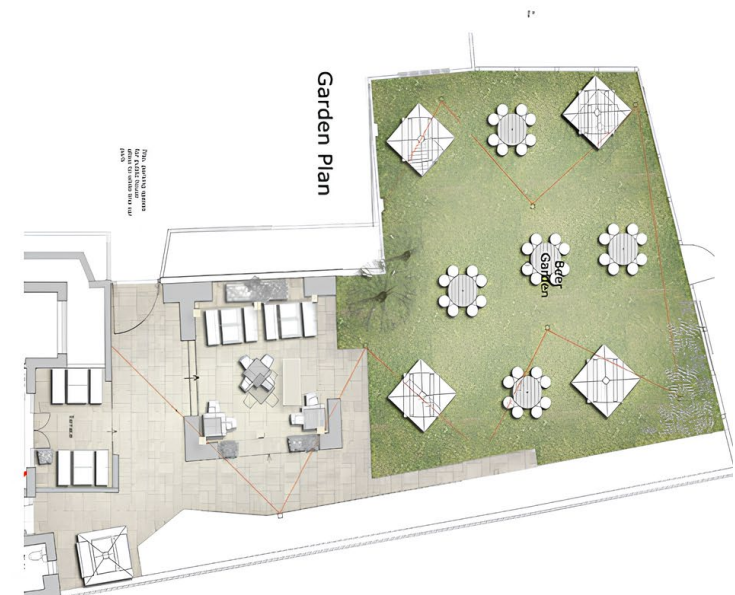
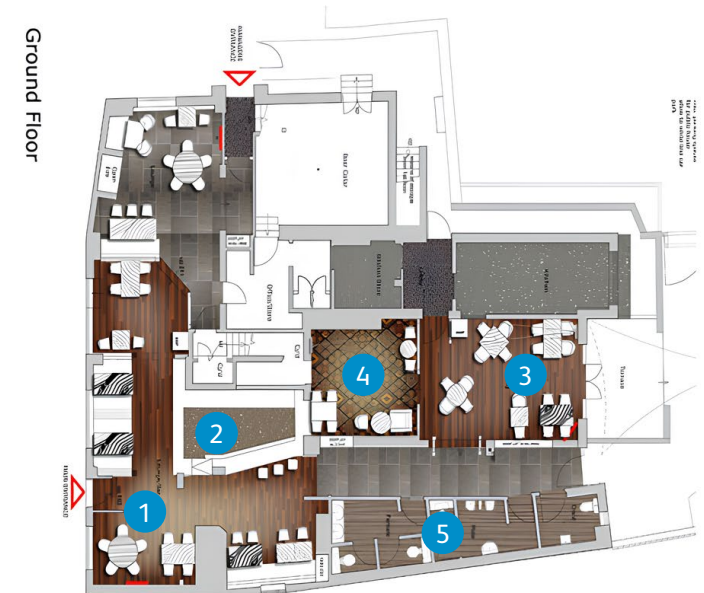
- New lighting.
- New display shelving.
- New tables and chairs.

4 Snug

- New darts area formed with reclaimed timber.
- LED halo ring to dartboard and electronic scoreboard.

5 Toilets

- New lighting work to be completed



External Refurbishment



Signage and external works

- New signage and lighting scheme with large painted signage to building and new hanging sign to front elevation.
- New lighting to external.
- Garden to be landscaped.

- New Jenson benches, festoon lighting and waterproof sail in terrace.
- New festoon lighting, picnic benches, decorated picket fence in beer garden.
- New Jenson benches, loose furniture and potted plants in pergola.



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— PUBS —

FIND OUT MORE

This project will significantly enhance the business's potential and we would like to see you bring your own ideas and flair to make the most of this great opportunity.

Interested? Call us today.

☎ 08085 94 95 96

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🖱 www.starpubs.co.uk

● First In Last Out, 37 Wales Street, Winchester, SO23 0ET ●