



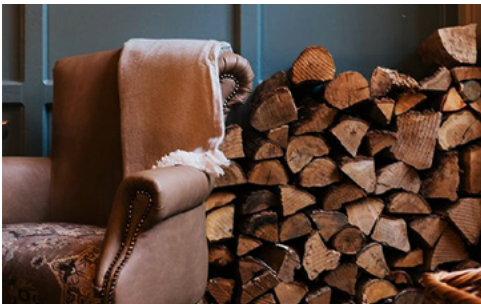
# First in last out, Winchester

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## First in last out

37 Wales Street, Winchester, SO23 0ET

### Why invest?

- **Fantastic food, great location** – The new kitchen will provide a fantastic pub grub menu, while also offering a serious Sunday lunch. Located on the way into town, it provides a great opportunity to attract passing trade.
- **Local hub** – This pub will become a real community hub following the refurbishment. People can come to watch sport, play darts or relax in the landscaped garden by the river.

### Target customers

- With limited parking, this pub will target local customers. It has the potential to provide a best-in-class offer, bringing more trade in through rhythm of the week events, a fantastic outdoor space and brilliant hospitality.

### Offer

- A zoned indoor set-up around a centrally fitted bar will provide different options for different customers.
- The new kitchen will provide a fantastic pub grub and Sunday lunch menu.
- A landscaped garden right on the river will provide beautiful outdoor space.



Visuals are for illustrative purposes only. Schemes may vary post completion.

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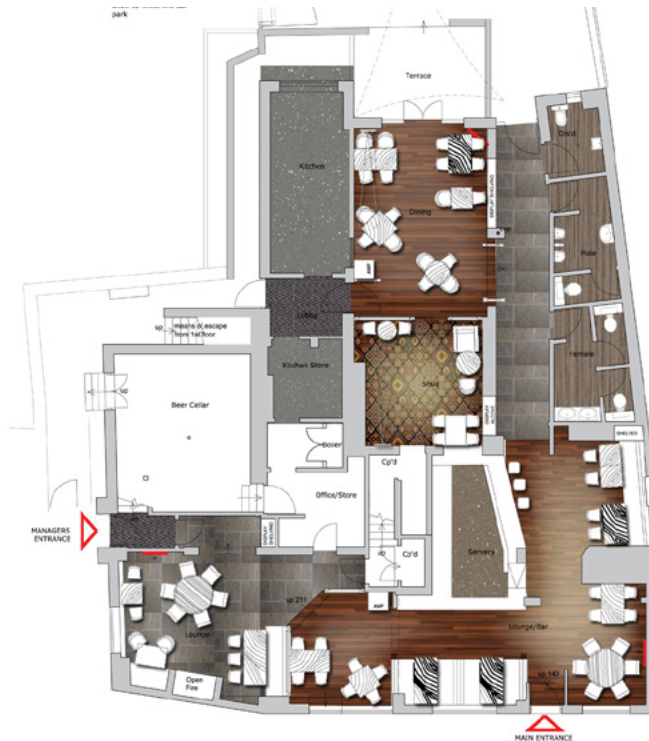
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Ground Floor

Click on the  to reveal details of the proposed refurbishment.



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**This is a fantastic opportunity to create a best-in-class pub with fantastic outdoor space.**

This pub will provide a great opportunity to build a brilliant community local. With a great bar, plenty of covers inside and out, a darts area and a beautiful beer garden on the river, there really is something for everyone. Rhythm of the week events and great hospitality will turn this into a real favourite, while also attracting passing trade.

**Interested? Call us today.**

Call on 08085 94 95 96

Or follow the simple online application process at [www.starpubs.co.uk](http://www.starpubs.co.uk)

## First in last out, Winchester

### Schedule for First in last out

#### Lounge/bar area

Works to the Lounge/bar area will include the following:

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

#### Dining area

Works to the dining area will include the following:

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

#### Snug

Works to the snug will include the following:

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

#### Bar servery

Works to the bar servery will include the following:

- Minor alterations to back bar.
- Replace tiling.

#### Internal trade areas

Works to the internal trade areas will include the following:

- Redecoration throughout.

#### Toilets

Works to the men's and women's toilets will include the following:

- New lighting in toilets.

#### Outside area

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

#### Signage and lighting

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