

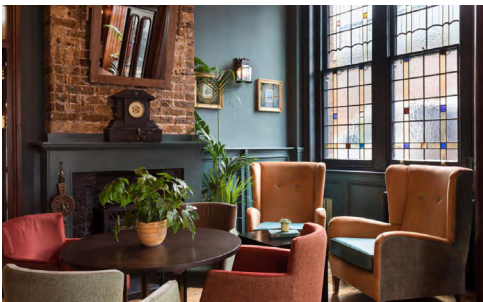


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Visuals are for illustrative purposes only. Schemes may vary post completion.

The Shoulder 2 Dunford Road, Holmfirth, HD9 2DP

Why invest?

- **Great location** – The Shoulder benefits from a prime location just off the centre of Holmfirth, an affluent market town in the heart of the Holme Valley in Yorkshire, so it will be able to take advantage of footfall from the high numbers of visitors and tourists, as well as locals.
- **New to town** – After extensive refurbishments – a completely new internal layout will be introduced from scratch – the pub will provide a real point of difference compared to local rivals. Internal renovations will open up the venue, although the building's traditional features such as open fires and exposed stone walls will be retained. The large outdoor terrace is set to be a particular draw for customers, while a new kitchen will allow for food and coffee revenue streams.

Target customers

- The venue will specifically target 25–55-year-old professionals, including those visiting alone, as well as couples and groups.
- The town sees an influx of visitors at weekends and throughout the summer months, so the site will appeal to a broad range of visitors who are after a premium drinks experience in a stylish environment.

Offer

- The pub will be opened up so that all areas benefit from a better atmosphere, although there will still be smaller rooms and zones to create an intimate feel.
- The drinks range will feature premium craft and cask beers, which can be enjoyed at the stylish new bar, while a coffee offer will provide a valuable additional revenue stream.
- A compact new food menu – adhering to a 'one thing done well' approach, along with a small range of snacks and sides – will be an additional attraction.

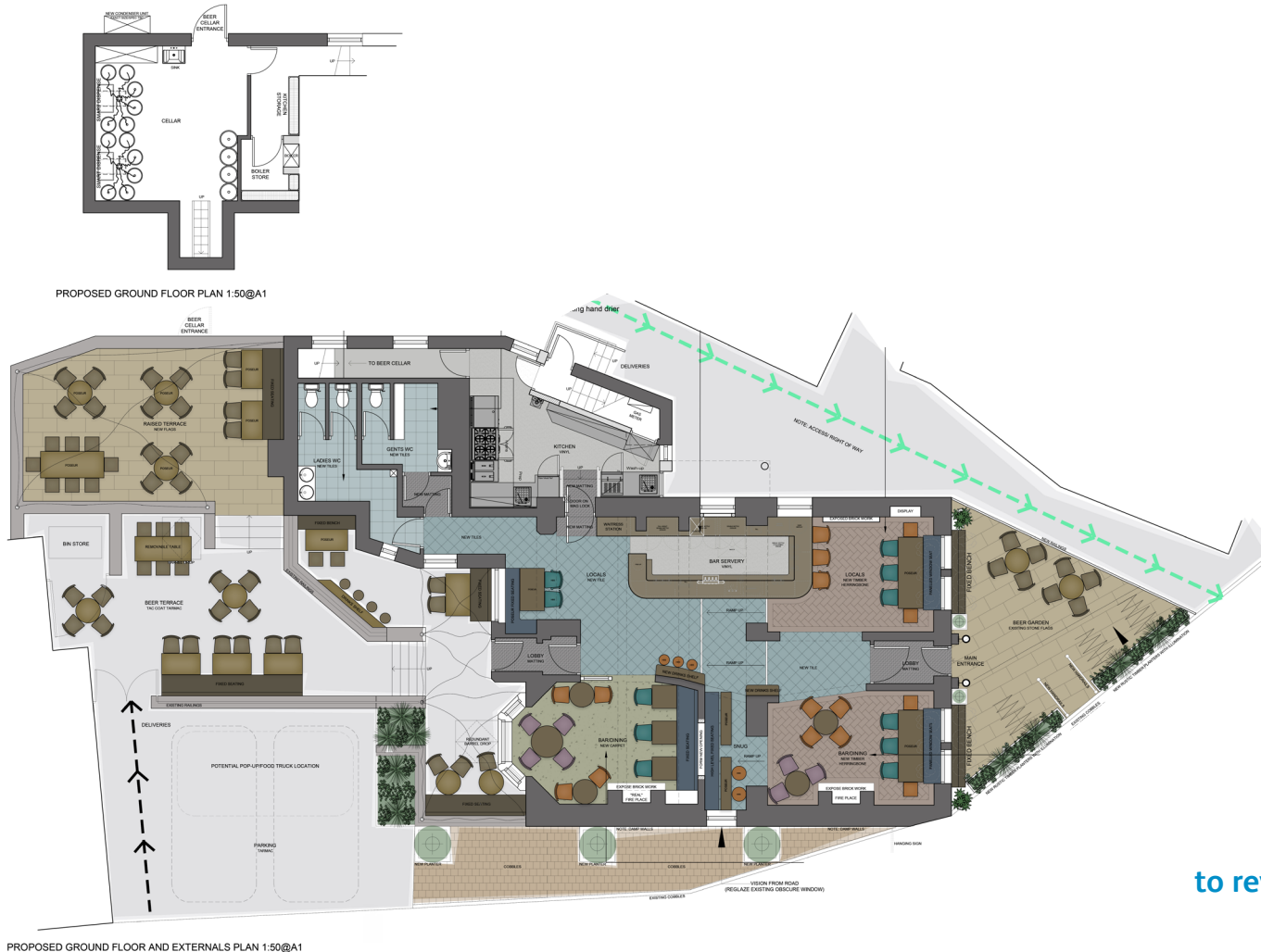
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The Shoulder @ Holmfirth

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This is a fantastic opportunity to take on a pub that's ready for refurbishment and growth.

An extensive refurbishment will significantly enhance the potential of this community pub in the market town of Holmfirth. The rear of the pub will be enhanced by a new terrace with fixed and loose seating and festoon lighting, creating a stylish and welcoming area to complement the extensive interior renovations. This go-to destination will appeal to locals and visitors alike.

Interested? Call us today.

Call on 08085 94 95 96

Or follow the simple online application process at www.starpubs.co.uk

The Shoulder @ Holmfirth

Schedule for The Shoulder @ Holmfirth

Bar servery

Works to the servery will include the following:

- The staircase will be removed.
- A new bar front and back bar will be added.
- New vinyl safety flooring will be introduced.

Bar/dining and snug areas

Works to the bar/dining and snug areas will include the following:

- The fireplace will be retained and enhanced.
- New lighting, timber herringbone flooring and furniture will be introduced.
- A new section of fixed seating will be added to the snug.
- Full redecorations.

Locals' bar

Works to the locals' bar area will include the following:

- The fireplace will be retained, with works done to expose the original brick above.
- New lighting, timber herringbone flooring and furniture will be introduced.
- Full redecorations.

Kitchen

Works to the kitchen will include the following:

- New kitchen equipment will be provided as per a proposal by specialists.
- New vinyl flooring will be added.

Cellar

Works to the cellar will include the following:

- A new SmartDispense system will be added.
- Full redecorations will take place.

Toilets

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

- New lighting will be added.
- Reclaimed timber wall cladding will be introduced.
- New sanitaryware will be added.
- Full redecorations.

Outdoor area

The works to the outdoor area will include the following:

- The front patio area will feature new furniture and feature planters to improve the kerb-side appeal.
- Festoon lighting will be added to the rear garden area.
- Rustic timber planters and planting will be introduced.
- New lighting and furniture will be added, including a mix of fixed bench seating plus various loose furniture.
- Room will be allocated for a potential pop-up food truck.

Signage and lighting

A full new signage scheme will complement the interior refurbishments. Works will include the following:

- A large name board with signwritten display will be added.
- Two amenity boards will be added, along with a new poster case and a free-standing A board, plus a double-sided name sign illuminated by linolites.
- Four floodlights will be added, in addition to three lanterns and a timber planter.