



2 Dunford Road, Holmfirth, HD9 2DP

# About the Opportunity



## Why Invest?

### Prime Location in Holmfirth

Discover a lucrative opportunity in the heart of Holmfirth with The Shoulder of Mutton. Positioned in this vibrant town, just on the outskirts of Huddersfield with convenient links to Manchester and the Peak District, the pub will attract the 700,000 annual visitors drawn to Holmfirth's lively festivals and iconic filming locations of the Last of the Summer Wine, a series recorded in these charming surroundings. Boasting a prime location, within a 20-minute drive are 167,000 residents.

### Distinctive Offering in a Competitive Landscape

In a competitive landscape filled with various establishments, from stylish eateries to craft beer outlets and live music venues, The Shoulder of Mutton stands out as a unique offering. Seize the opportunity to invest in a pub that not only taps into the town's rich cultural tapestry but also caters to the diverse preferences of locals and visitors alike. Join us in shaping an extraordinary pub experience that captures the essence of Holmfirth's thriving community.

# About the Opportunity



## Target Customers

When refurbished, the Coach & Horses will appeal to:

### Local Residents and Craft Beer Enthusiasts:

- Residents looking for a newly refurbished and quirky local venue.
- Beer enthusiasts attracted to the diverse range and other offerings.

### Tourists and Premium Beverage Aficionados:

- Regular tourists visiting Holmfirth throughout the year.
- Those seeking a unique and premium pub experience with an excellent selection of wines and spirits.

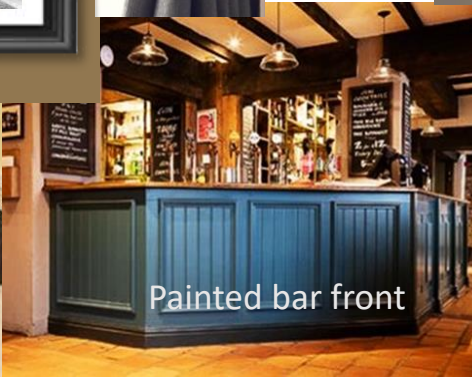
### Food Enthusiasts and Community Gatherers:

- Local consumers and visitors interested in an excellent small food menu.
- Individuals looking for a welcoming space that encourages social gatherings and longer dwell time.

### Outdoor Experience Seekers and All-around Appeal:

- People attracted to the external works, including the covered pergola.
- Patrons seeking a versatile venue with broad appeal, especially in warmer months.

# Internal Mood Board



Painted bar front



upholstery



Furniture styles



Karndean checkerboard floor

# Internal Mood Board

Toilets will feature decoupage vintage posters over existing wall tiles



# Rendered Floor Plan



# Floor Plans & Finishes

1

## Bar Area

- New and refurbished loose furniture.
- New feature karndean floor with feature optical illusion vinyl.
- New feature wrap around 'bar counter' drink shelf with over bar detail.
- Upgrade to lighting and re-decorations throughout trade area.
- New loose furniture.

2

## Bar Dining Area

- New timber karndean flooring.
- New screen and reupholster fixed seating.
- Investigate flue for working fireplace.
- Upgrade to lighting and re-decorations throughout trade area.

3

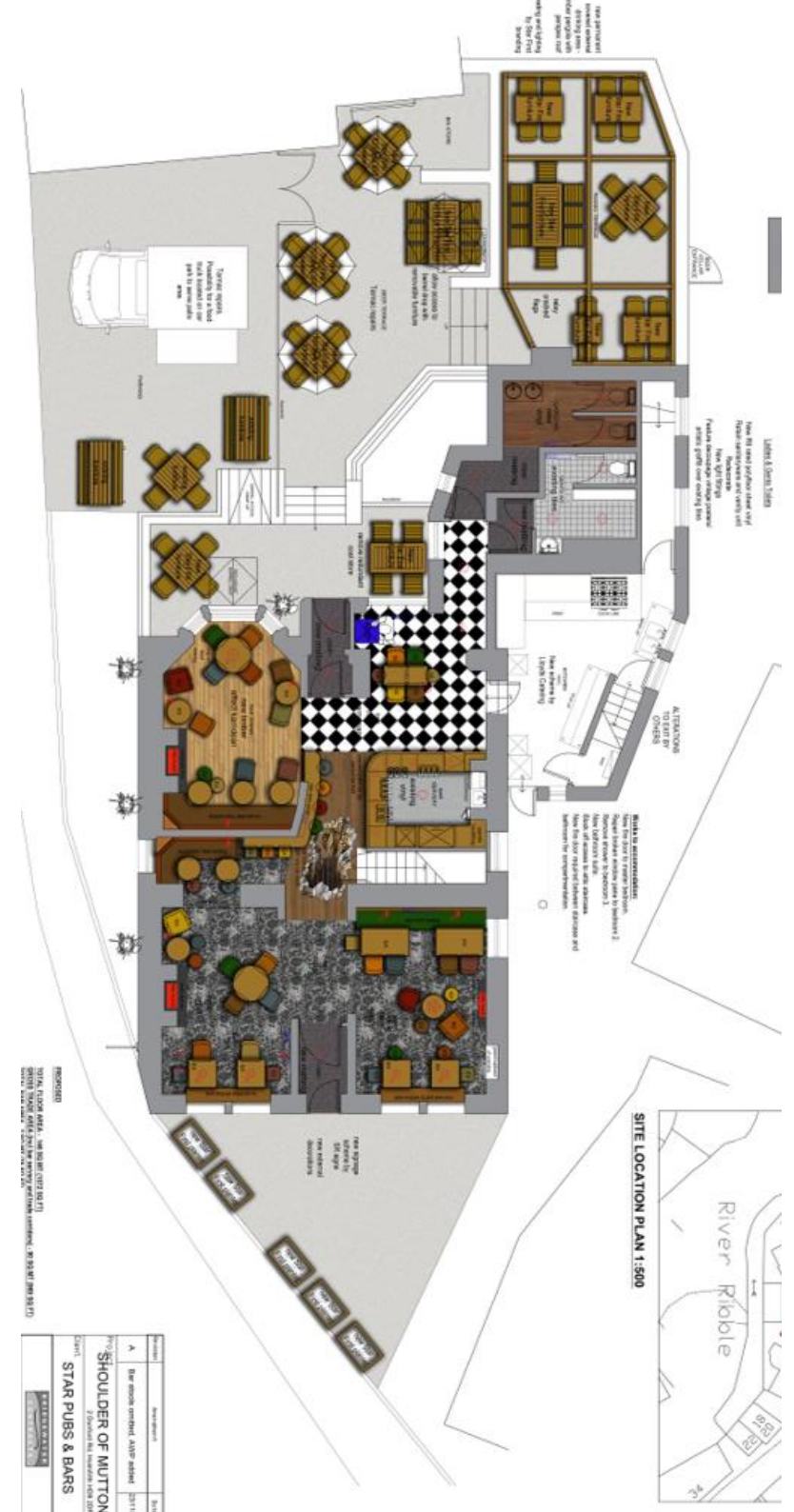
## Bar Service Area

- Strip and polish bar top.
- Painted bar front.
- Upgrade backfitting.

4

## Bar Lounge

- New feature carpet.
- New run of fixed seating to RHS.
- New seat pads to window seats.
- Upgrade to lighting and re-decorations throughout trade area.
- New and refurbished loose furniture.



# Floor Plans & Finishes

## 5 New Snug

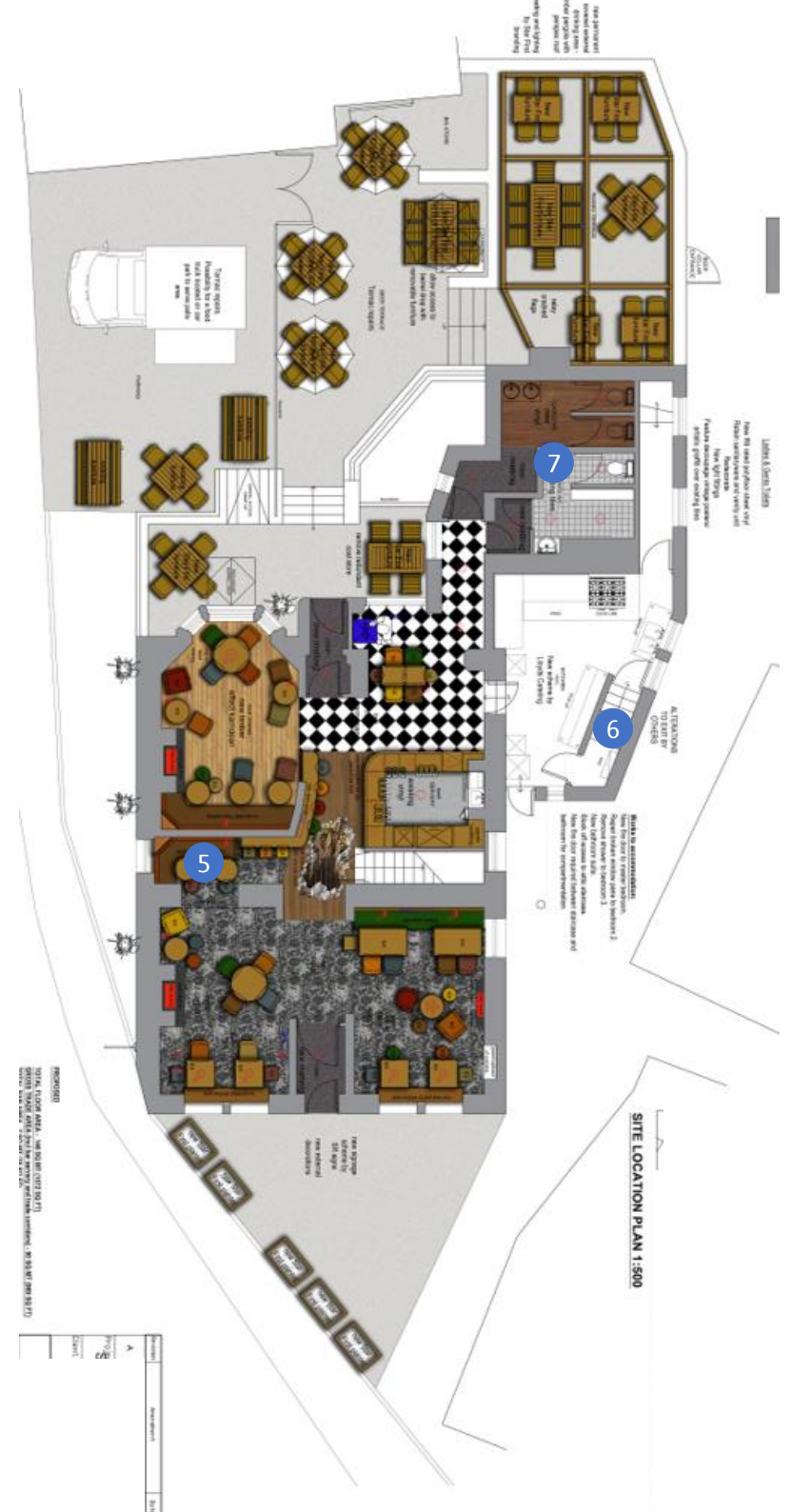
- New feature carpet.
- New wrap drink.
- Upgrade to lighting and re-decorations throughout trade area.
- New loose furniture.

## 6 Works to first floor accommodation

- New fire door to master bedroom.
- Repair broken windowpane to bedroom 2.
- Remove shower to bedroom 3.
- New bathroom suite.
- Block off access to attic staircase.
- New fire door required between staircase and bathroom for compartmentation.

## 7 Toilets

- New polyfloor sheet vinyl.
- Redecorate & new light fittings.
- Feature vintage posters / Artistic graffiti over existing tiles.





# External Refurbishment



## Signage and external area

### Front exterior:

- New signage scheme.
- New external decorations.

### Rear exterior:

- New permanent covered external drinking area.
- Timber pergola with perspex roof.
- Relay cracked flags to raised area.
- Allow for tarmac repairs to lower drinking area.
- Remove redundant coal store.
- New furniture, heating and lighting by Star First branding.





# 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

Or visit

🌐 [www.starpubs.co.uk](http://www.starpubs.co.uk)

GRAZING COFFEE

CASK ALES PREMIUM LAGERS