

About the Opportunity



Why Invest?

Complete refurbishment planned

The Dovecote Inn (previously known as the Royal Oak) will receive a full internal and external redecoration, creating a great pub with great food. The bar area will undergo an overhaul, with new a spectacular new backfitting. The timber floors will be cleaned and waxed, and stone floors will receive a deep clean. There will be new lighting and fittings to complement the bric-a-brac. The toilets be refurbished and upgraded. The kitchen will also receive a refurbishment and new kitchen equipment (subject to surveys). The cellar will undergo decorations throughout and allow for new Smart Dispense.

In addition, a fantastic external redecoration will enhance the pub's kerb appeal with new signage and lighting.

Beautiful location

The Dovecote Inn is located in Whitehill Bordon, near the South Downs. Bordon is a town in the East Hampshire district of Hampshire, England. It lies in the interior of the royal Woolmer Forest, about 5.4 miles southeast of Alton. There are c. 2,000 adults within a 20minute walk of the pub, and the pub over indexes in high affluence. The Dovecote Inn is the only pub within a 10min walk time with only one other competitor within a 20min walk time. There is an upcoming housing development in the local area which the pub will also benefit from.

A pub business with bags of potential

The Dovecote Inn will become a staple for local families for a mid-week treat as well as a destination venue on weekends, due to its well-renowned food offer and welcoming environment. The pub will have the ability to appeal to the local demographic, with a welcoming modernised pub, that retains the traditional country feel. There is also a big opportunity to drive good quality food with investment in trade kitchen.

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Target Customers

When refurbished, the Dovecote Inn will appeal to a very broad spectrum of customers, including:

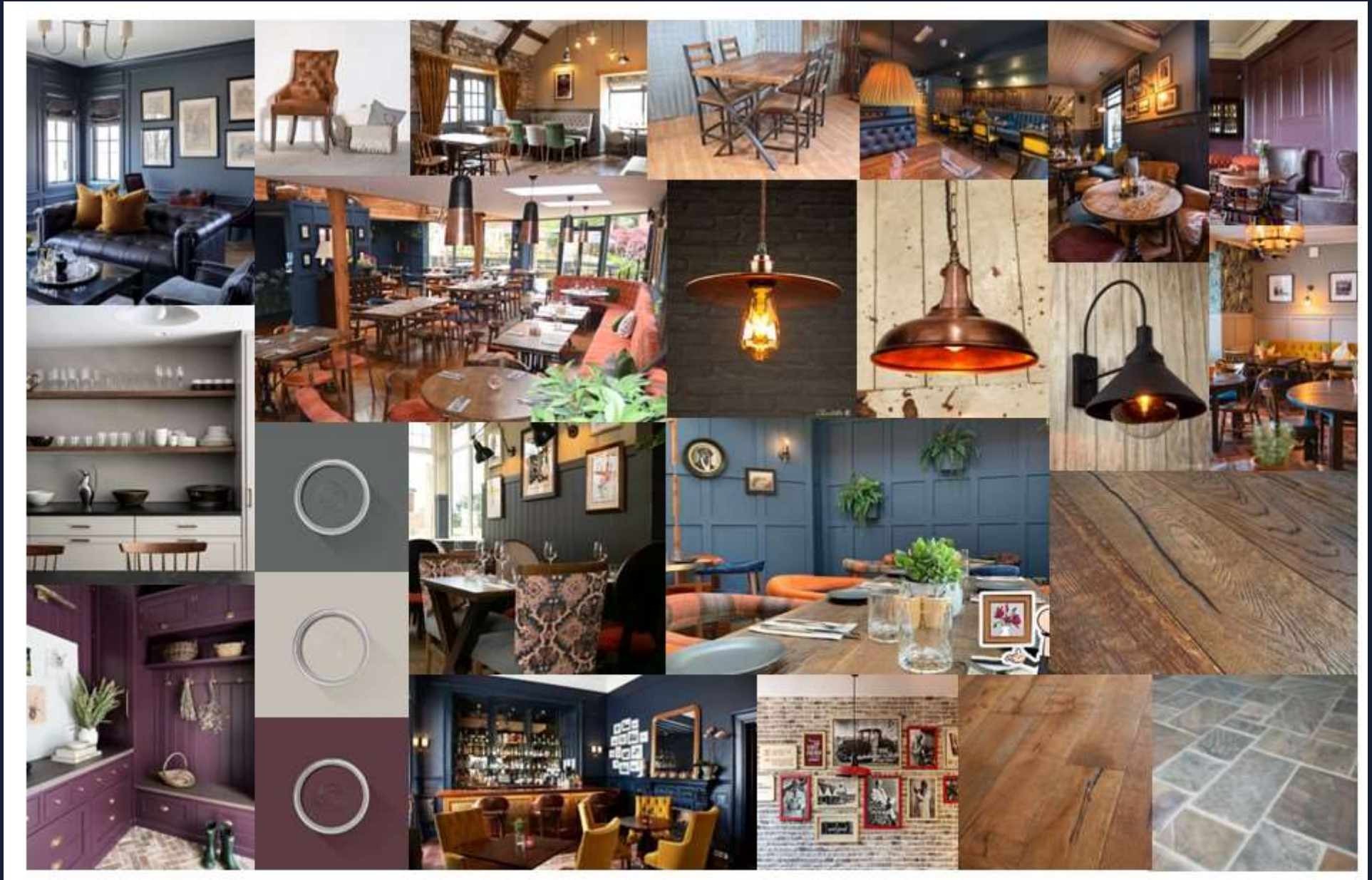
- A broad range of customers, from families with children to couples enjoying a mid-week treat
- Singles coming for a drink and meal after work

Offer

When refurbished, the Dovecote Inn will offer:

- Premium drinks range, from Amstel to craft beer offering such as Beavertown and Brixton
- Traditional pub food at a high standard
- Coffee and Wi-Fi
- Potential for tasting events & wine pairings as well as traditional pub quiz

Internal Mood Board



External Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 Trading Areas - Generally

Works will include:

- Internal decoration
- Create opening on load-bearing wall to fit new bottle coolers to back bar
- Overhaul existing counter carcassing and new lower and upper backfitting
- New T&G cladding to soft seating area
- Overhaul existing windows and doors
- New drink shelves and screen
- Clean and wax existing timber plank floor
- Deep clean existing vinyls and stone floors
- New lighting / fittings

2 Toilets

Works will include:

- Acid clean and re-grout existing stone floor
- Clean and re-grout existing wall tiles
- Clean down and redecorate throughout
- Retain existing vanity units
- Replace taps and WC seats throughout



Floor Plans & Finishes

3 Kitchen

Works will include:

- Retain existing layout
- Retain existing altro floor
- Full decoration throughout
- Retain and clean existing tiled walls

4 Back of House

Works will include:

- Clear out corridors and office area
- Full decoration throughout
- Lockable cupboard to existing electrics
- Acid clean and re-grout existing tiled floor in Kitchen/Store

5 Cellar

Works will include:

- Drain down water and install new sump pump
- Decorate and provide builders work for Smart Dispense
- Repairs to ceiling and walls prior to decoration
- Repairs to stairs



External Refurbishment

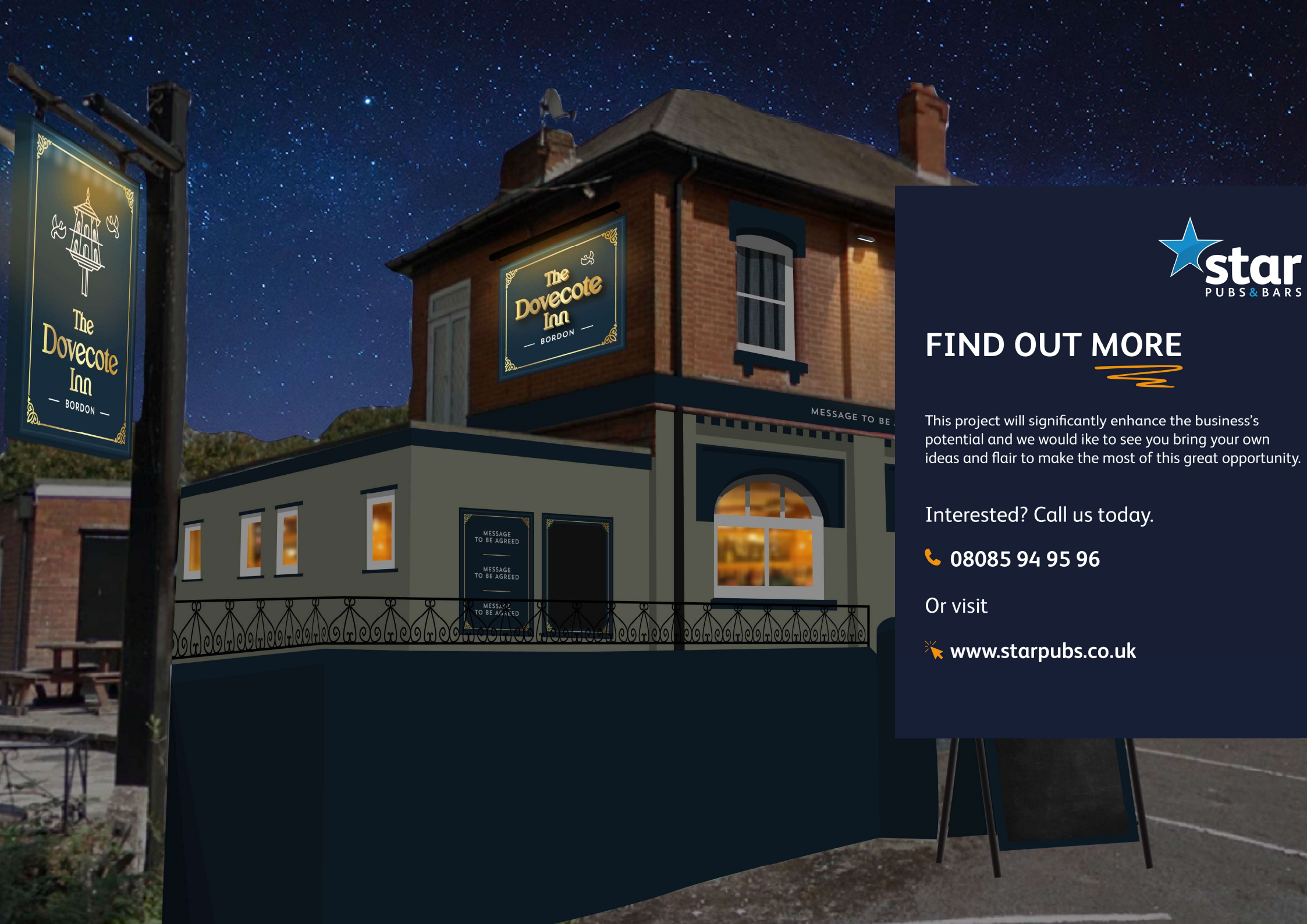


Signage and external area

The pub exterior, lighting and signage will be refreshed to position it as an attractive community pub. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior.

Works will include:

- External repairs prior to redecoration
- External redecoration of main pub building to include previously painted surfaces only, incl. scaffolding
- New external signage
- Cut back overgrown plants, make garden and landscape good
- De-weed and jetwash existing paving around perimeter
- Repair and re-decorate garden wall to main road
- Overhaul existing doors and windows
- Prepare and level grass area to make even surface; light pebble / existing grassed area
- White lining car park; incl. disabled spaces and yellow crossing
- Repair potholes and concrete surface
- New festoon lights



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