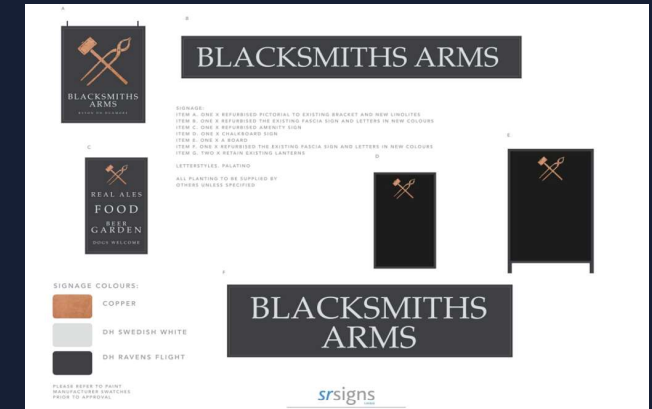




ABOUT THE OPPORTUNITY



Traditional Village Pub

The pub itself is located at the heart of the village of Ryton-on-Dunsmore. Ryton has a population of circa 1,800 and is easily accessed from the A45 between Coventry and Rugby. It is a traditional village pub with an excellent opportunity to expand the food business to the locals and as a drive-to destination.

The pub benefits from good demographics with med/high affluence in the area. There's limited competition with only one other pub within a ten-minute walk time of the pub. The Blacksmiths Arms offering will be a 'premium local' which there is a gap in the market for in the local area.

A pub with Huge Potential

The Blacksmiths Arms will slot into a gap in the local market, offering good homecooked food and a great mix of traditional cask, lager and cider as well as a quality spirits and wine as well as a unique atmosphere to compete with the local competition. The pub has 30 internal covers and 25 externals. All we're looking for is the right operator with the right vision. A great food offer is essential, and you will be comfortable working behind the bar and in the kitchen.

SO, COULD THAT BE YOU?

WHY INVEST?

Exciting Refurbishment Planned

An exciting refurbishment is planned at this pub in Ryton on Dunsmore near Rugby. This will include a complete redecoration and refurbishment to the indoor and outdoor trading spaces. Internally a sympathetic refurbishment which will include, strip, stain and repolish existing timber floor, bar re-decoration, re-vamped sports area, re-decoration and some new fixtures and fittings.

Externally we'll be completing re-decorations including new signs & lights. We will also enhance the existing garden area.

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

Once refurbished, The Blacksmiths Arms will appeal to:

- A wide range of consumers and will attract affluent, local residents and families
- Consumers willing to travel for some great food & drink with a warm, welcoming atmosphere
- Couples and professionals looking for a drink or bite to eat throughout the week

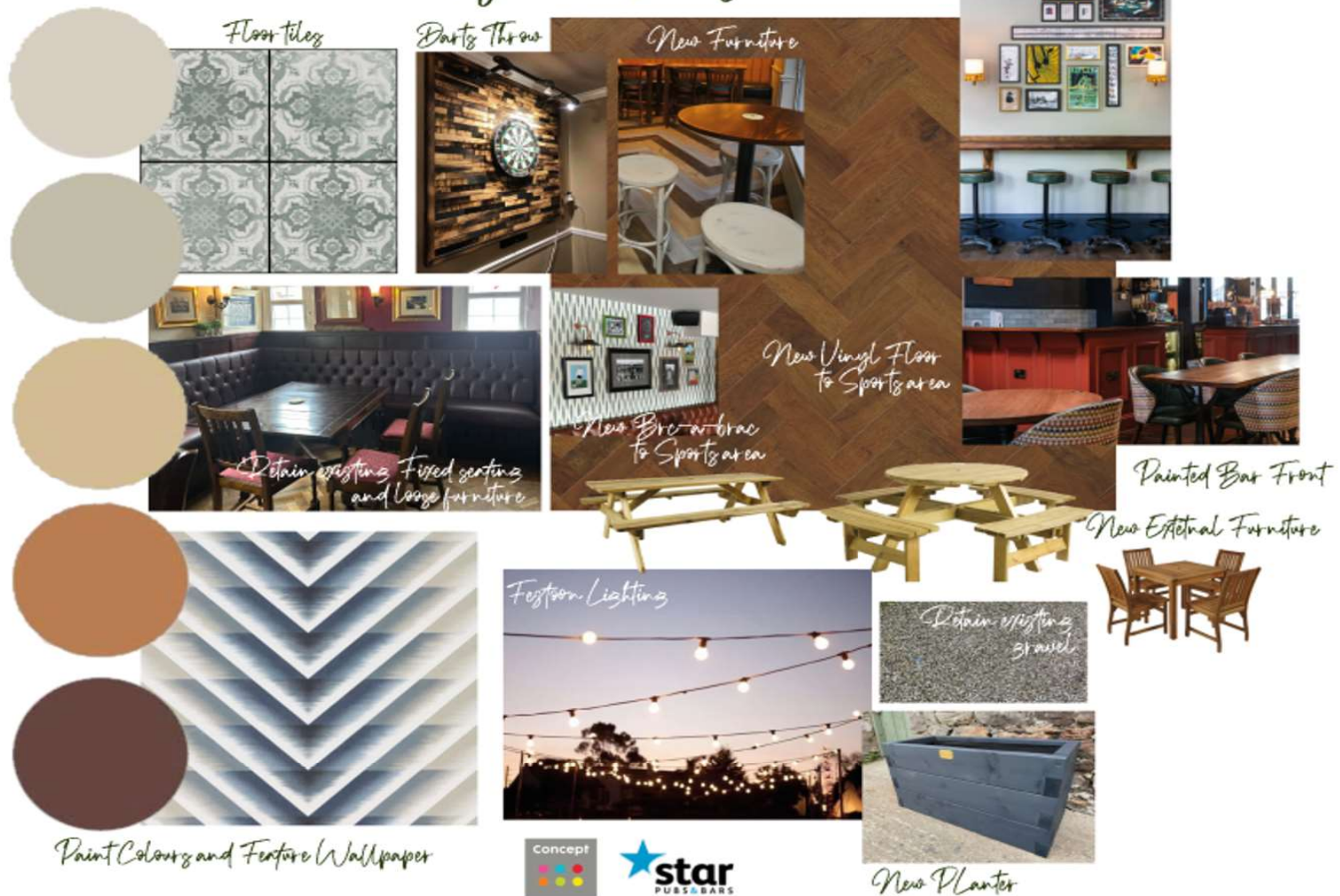
OFFER

Once refurbished, The Blacksmiths Arms offer will include:

- Quality, traditional pub food
- Premium drinks offer including lagers, craft beers, wines, ciders and spirits.
- A coffee offer to increase daytime trade
- Weekly sport, quiz and theme nights throughout the week

INTERNAL MOODBOARD

BLACKSMITHS ARMS *Dyton on Dungmore*



RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1 MAIN BAR & DINING AREA

Works will include:

- Paint bar front
- Strip, stain & repolish existing herringbone floor
- Retain existing fixed seating
- New entrance matting
- Re-decoration
- Retain existing carpet (contract clean)
- New window finishes

2 SPORTS BAR

Works will include:

- Adapt upper back bar
- Paint front of bar & refresh bar top
- New F&F
- Remove existing fixed seating for dart &/AWP
- New vinyl floor
- New tiled bar apron
- New TV position

3 LOUNGE

Works will include:

- Retain existing fixed seating
- Retain existing herringbone floor
- Re-decoration

4 KITCHEN & TOILETS

Works will include:

- New extraction & compliance works in the kitchen
- Decorations to the toilets

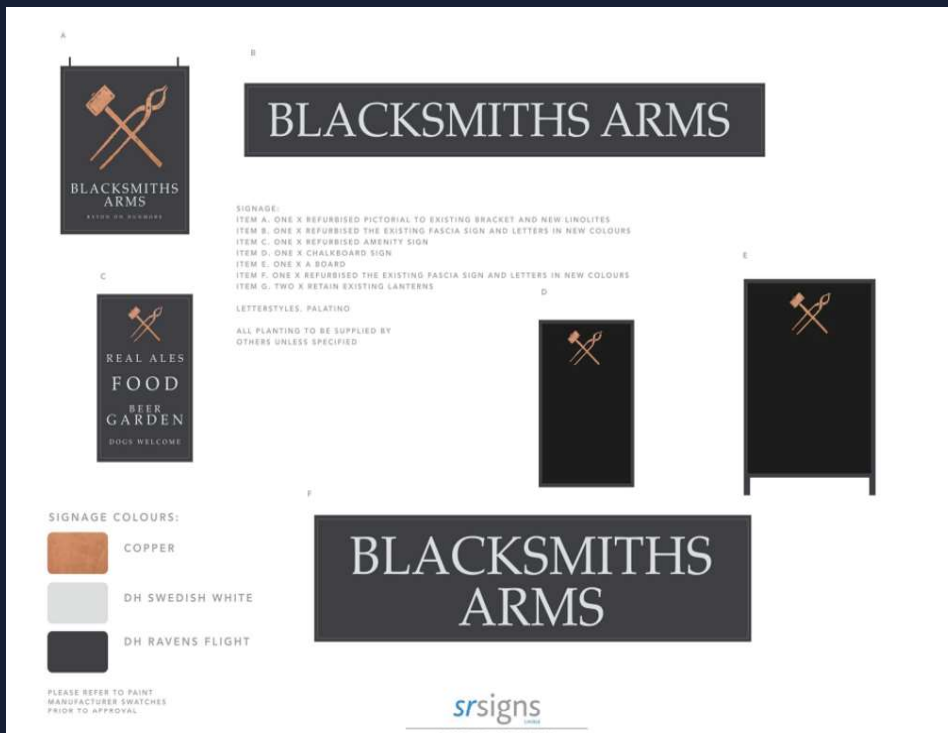


EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

- Re-dec in signs & lights
- Repair & decorate existing rope & posts
- Jet wash
- New F&F
- New planters
- Festoon lighting





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**



GARDEN
DOGS WELCOME