



● THE QUEENS, 10 QUEEN STREET, CARMARTHEN, SA31 1JR ●

# ABOUT THE OPPORTUNITY



## WHY INVEST?

### **Fantastic refurbishment planned**

An impressive refurbishment will convert the Queens Hotel Carmarthen into a premium drinks-led, high-street pub. Inside, the pub will be redecorated but in keeping with an all-new look and feel. Other upgrades throughout the pub such as refurbished seating areas, improved toilets and the installation of a new bar servery will give the pub a much more premium feel.

Outside the pub, we will add external street access to the walled courtyard garden. The entire outdoor area will receive a full redecoration, including new lighting and signage.

### **Community focused**

The Queens Hotel is located in the country town of Carmarthen. The pub itself is situated in the middle of the town centre, which is a vibrant area full of bars, pubs, and restaurants. It's an area of significant history with the Queens Hotel sitting next to remains of a 17th Century coach house stables. Carmarthen is a market town and has been since Roman time. It currently has an indoor market that is open 6 days a week along with an outdoor market on Wednesday's and Saturday's. The town also benefits from hosting a Farmers Market on the first Friday of every month which is a big draw for visitors and locals to the area.

### **Serious potential**

The refurbishment and reopening of the Queens will add an exciting new element to the high street. The new operator will be able to build a reputation as one of the best places to meet friends, family or colleagues for a drink. It will also allow people to enjoy watching key sporting events on one of its three TV's. The new décor, walled outdoor area and a welcome range of premium drinks will make this pub stand out over the competition. All we're looking for is the right operator who understands the dynamics of a high street pub and ideally has knowledge of the local area.

**SO, COULD THAT BE YOU?**

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

The newly refurbished Queens will appeal to:

- Shoppers looking for refreshing drink or coffee
- Older customers looking for an afternoon drink
- Town centre professionals looking for a drink after work
- Visitors to the area enjoying a drink in the great historical surroundings
- Young drinkers looking for an exciting new pub on the town 'circuit'

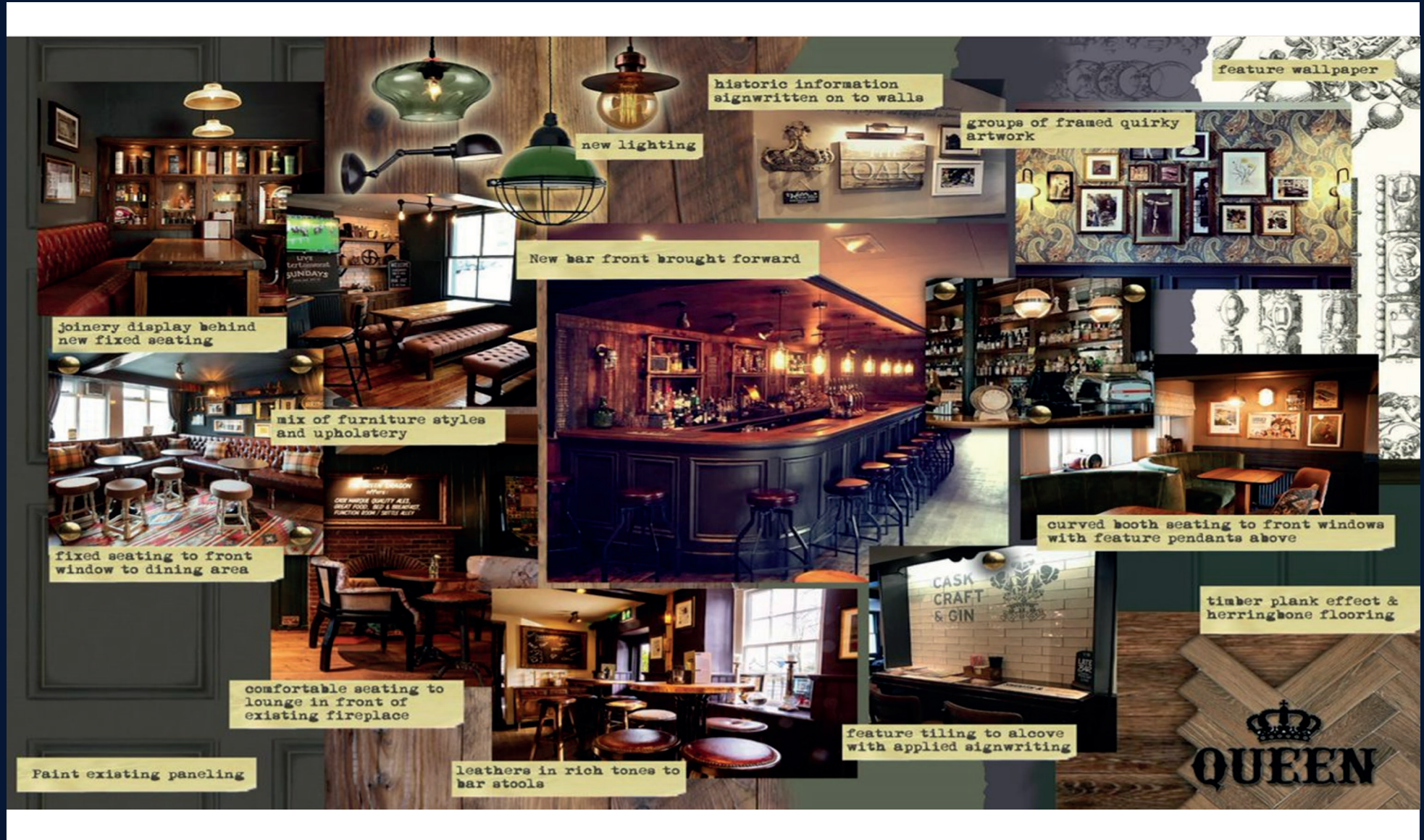
## OFFER

When refurbished, the Queens will offer:

- Wet led offer only – with 70 covers
- A high quality, focused range including premium beers, spirits including speciality Welsh Gins and Whiskies along with a selection of wine and soft drinks.
- Coffee offer
- Live sport (especially rugby) and potential for some entertainment



# INTERNAL MOODBOARD



# EXTERNAL MOODBOARD

Item A. 1no. Fascia sign with chiseled letters and applied vinyl. Lit by cowl lights.  
Item B. 1no. Fret cut swing sign. Lit by trough lights.  
Item C. 1no. Signwritten wording applied to wall.  
Item D. 1no. Menu case internally illuminated.  
Item E. 4no. Brass cowl lights.  
Item F. 4no. Floodlights.





# RENDERED FLOOR PLAN



# FLOOR PLANS & FINISHES

1

## TRADING AREAS

The trading areas will be fully refurbished and redecorated. Works will include:

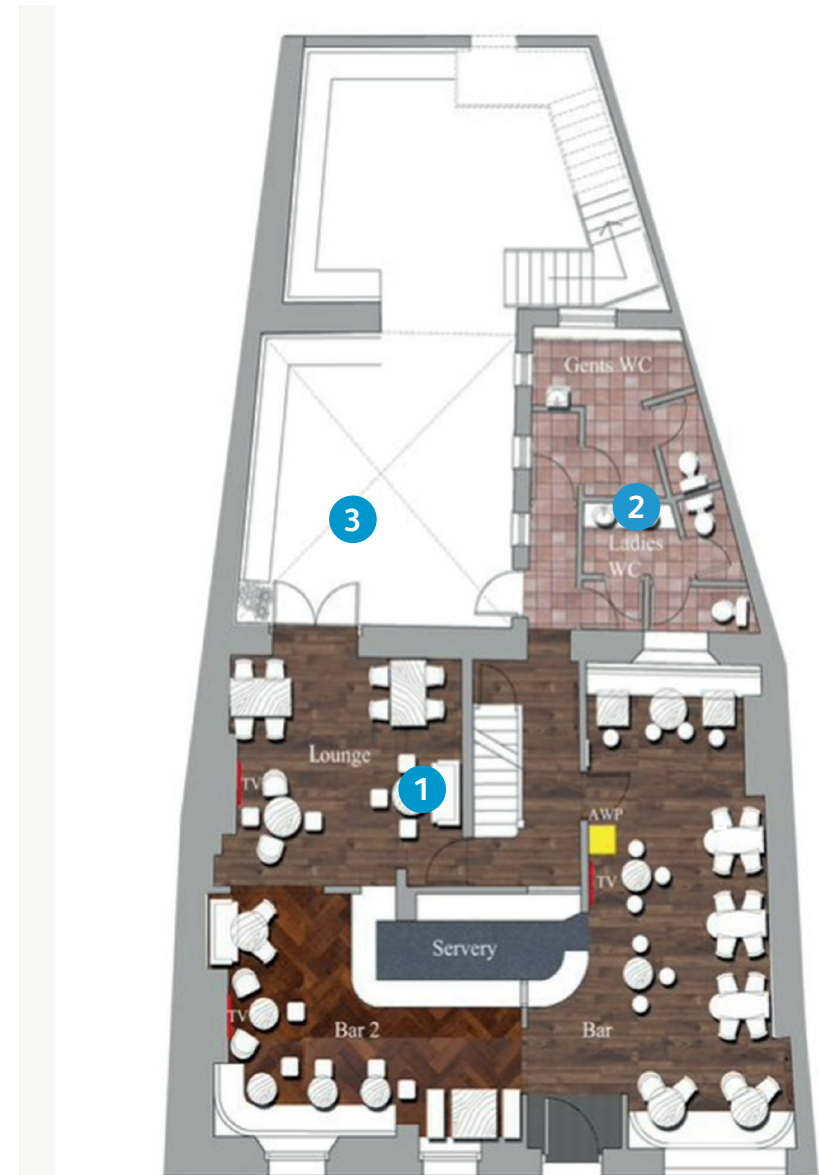
- Strip back existing redundant internal finishes, fixtures and fittings
- Block up door behind bar servery
- New bar servery and back fitting with screen to glasswash area
- New feature reclaimed wall panelling to selected walls
- New timber vinyl effect flooring
- New non slip floor to the bar area
- Feature wall paper to selected walls/panelling
- Feature wall tiling to selected walls
- Anaglypta wallpaper to ceilings
- Decorations to internal walls, ceilings and joinery.
- New Bottle coolers
- New glasswasher
- New Ice machine

2

## TOILETS

Works will include:

- General repair to existing wall tiles. Re grout and repoint
- Re decorate existing painted finishes.
- Overhaul existing ceilings and decorate
- New ventilation
- New vanity units to ladies wc
- Existing sanitaryware retained
- Existing floor finishes retained and chemically cleaned



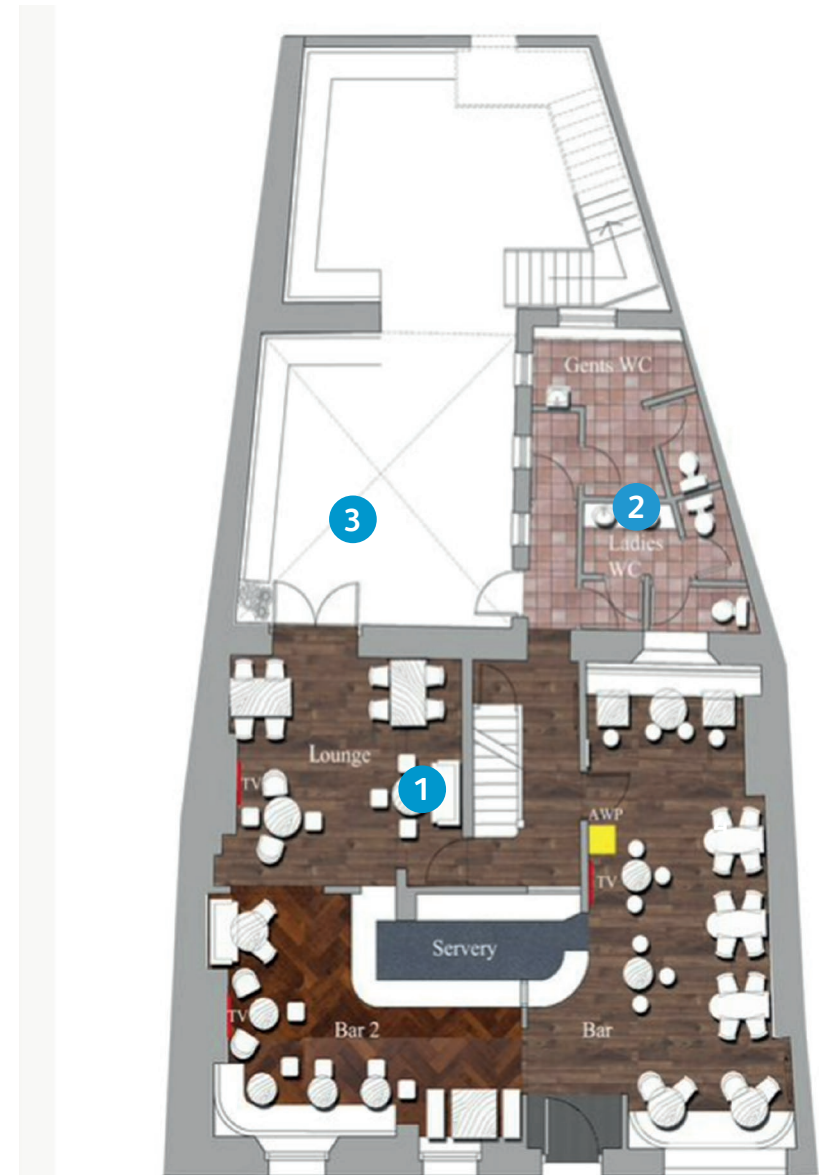
# FLOOR PLANS & FINISHES

3

## CELLAR & OTHER WORKS

The cellar will be upgraded along with other repairs and upgrades in the pub. Works will include:

- General repairs to cellar walls and floor
- Re decorate cellar walls and ceilings
- New door to cellar with new ironmongery
- Repairs to fire escape
- Roof repairs
- Drainage repairs
- Compliance works to fire alarm and emergency works





# EXTERNAL REFURBISHMENT

Item A. 1no. Fascia sign with chiseled letters and applied vinyl. Lit by cowl lights.  
 Item B. 1no. Fret cut swing sign. Lit by trough lights.  
 Item C. 1no. Signwritten wording applied to wall.  
 Item D. 1no. Menu case internally illuminated.  
 Item E. 4no. Brass cowl lights.  
 Item F. 4no. Floodlights.



## SIGNAGE AND EXTERNAL AREA

Works will include:

- External decoration
- Overhaul existing lighting
- De weed and clean existing paving slabs in rear courtyard



## 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)

