

About the Opportunity



Why Invest?

Exciting Opportunity: The Navigation, Willenhall Pub Refurbishment!

The Navigation will become the very best Community pub in Fibbersley following a full internal and external refurbishment. The pub is near Willenhall Community Park and holds a community of around 3,500 adults living within a 10-minute walk, residents will benefit from a venue that offers great-value home-cooked food, a wide range drinks, and a spacious garden for families and friends to enjoy throughout the year.

Elevate Your Investment: Witness the Transformation

The refurbishment will refresh every part of the pub, with a full redecoration inside, refurbished bar, an improved layout to connect the dining space and an inviting beer garden with an existing outdoor bar. The pub will be able to serve a wide customer base and is an ideal opportunity for an experienced operator who knows how to engage with the local community, deliver consistent quality, and create a lively rhythm of the week.

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Target Customers

Local Families:

- Looking for a relaxed, friendly environment to enjoy quality pub food and spacious outdoor seating.

Community Regulars:

- Locals who enjoy a great pint, playing pool or darts, and socialising in a lively pub setting.

Entertainment Seekers:

- Those who enjoy weekend live music, pub quizzes, and a strong rhythm of the week.

Casual Diners:

- Customers wanting dependable, well-cooked pub classics in a welcoming community space.

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The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- A menu of pub classics, cooked with care and designed to suit the tastes of the local community.

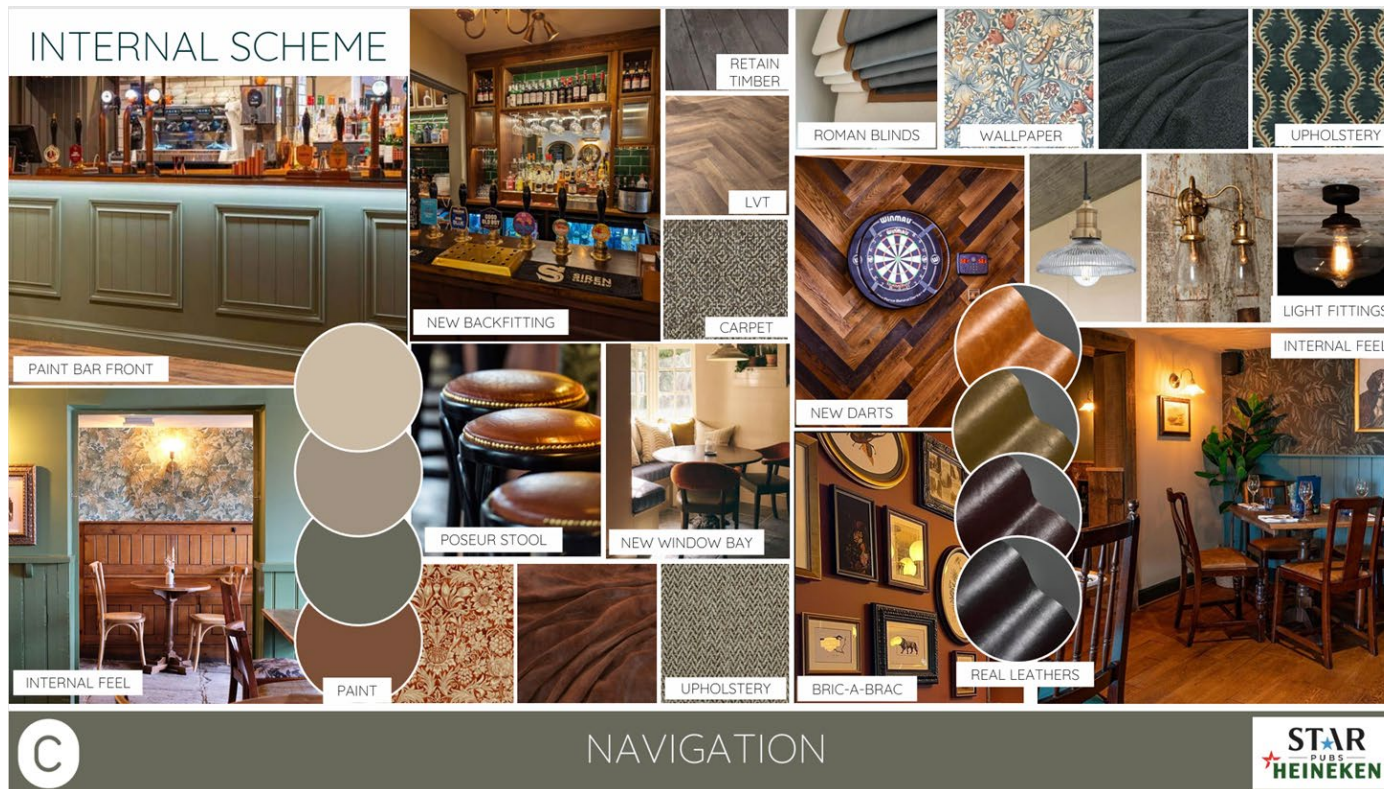
Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

- The pub will offer pool, darts, and host live entertainment catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 Bar/Lounge Area:

- Full re-decoration.
- New carpeting to be installed.
- Re-upholster existing fixed seating.
- New fixtures & fittings and Bric-a-Brac design elements.

2 Bar Servery:

- New back bar.
- New vinyl flooring.
- New bar top and decorate front.
- Cut bar back to create opening to lounge dining.

3 Bar/Sports Area:

- New LVT.
- New fixtures & fittings and Bric-a-Brac design elements.
- New darts area.
- Remove existing stepped stage area.



Floor Plans & Finishes

4 Lounge/Dining:

- Strip/Stain/Polish existing timber floor.
- Some new fixtures & fittings.
- Feature wallpaper.
- New section of counter to match bar side.
- New fixed seating to bay window.

5 Ladies & Gents Toilets:

- Full re-decoration to both.

6 Kitchen:

- Some new kitchen equipment to be installed.

7 Covered Patio:

- New tables to be added.



External Refurbishment



Signage and external works:

- Retain existing bar & TVs.
- Mix of retained & new fixtures & fittings.
- General garden maintenance.



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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? Get in touch.

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🖱️ www.starpubs.co.uk

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