



ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic refurbishment planned

Available on our management agreement, Just Add Talent, a fabulous refurbishment will transform the Trident into a premium drinks-led, community focused pub. Inside, the pub will be redecorated throughout. Other upgrades throughout the pub such as creating an all-new sports room, overhauling the bar servery, redecorated toilets and new & refurbished furniture will give the pub a much more premium feel.

Outside the pub, the refurbishment will include all new signage and lighting. The existing smoking shelter will be redecorated and plenty of new benches will be added to the front drinking area.

Community focused

The Trident is located in Shard End, near Birmingham . The pub itself is situated in a busy residential area with a variety of different housing. There are c4,500 adults within a ten-minute walk of the pub. Within the same distance, there is only one other pub which is a food-led pub.

Tap into this pubs great potential

The pubs has an already established trade. We're building on strong foundations, taking it's appeal to the next level and allow a new operator to build a reputation as one of the best places to meet friends, family or colleagues for a drink or to watch the big match. The new sports room, new décor and a welcome range of drinks will make this pub stand out over the limited competition in the area. All we're looking for is the right operator who understands the dynamics of a drinks-led community pub...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

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

- All ages and mixed groups
- Local residents and sports fans wanting to watch live sports

OFFER

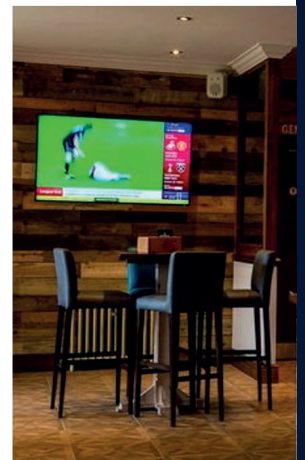
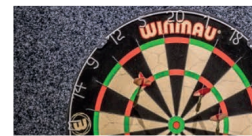
When refurbished, the Trident will offer:

- A tried and tested range of drinks including favourite and premium lagers, spirits and wine through our management agreement, Just Add Talent.
- Coffee and Wi-Fi will be a lucrative way to entice customers throughout the day.
- A focus on live sports and pub games including smart dart boards and pool tables
- Entertainment as part of the rhythm of the week

INTERNAL MOODBOARD




INTERNAL MOODBOARD




EXTERNAL MOODBOARD

A



B




SIGNAGE:

ITEM A OPT 1 - NEW FULL LENGTH ALUMINIUM BULLNOSE FASCIA TO FULLY OVERLAY THE EXISTING FASCIA ON THE MAIN TWO ELEVATIONS.

ITEM A OPT 2 - CONTRACTOR TO RE-PANEL THE EXISTING FASCIA IN TIMBER, AND WE ADD OUR USUAL SIGNAGE TO THEIR FASCIA.

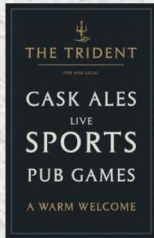
ITEM B ONE X A BOARD
 ITEM C ONE X AMENITY SIGN
 ITEM D TWO X CAR PARK DIRECTIONALS
 ITEM E ONE X A0 LANDSCAPE WALLMOUNTED POSTER CASE
 ITEM F THREE X LED FLOOD LIGHTS
 ITEM G ONE X A0 LANDSCAPE POST MOUNTED POSTER CASE

E




F - LED FLOOD LIGHTS


C




D





G




SIGN COLOURS:

RAL 9004 

DH POLISHED GOLD 

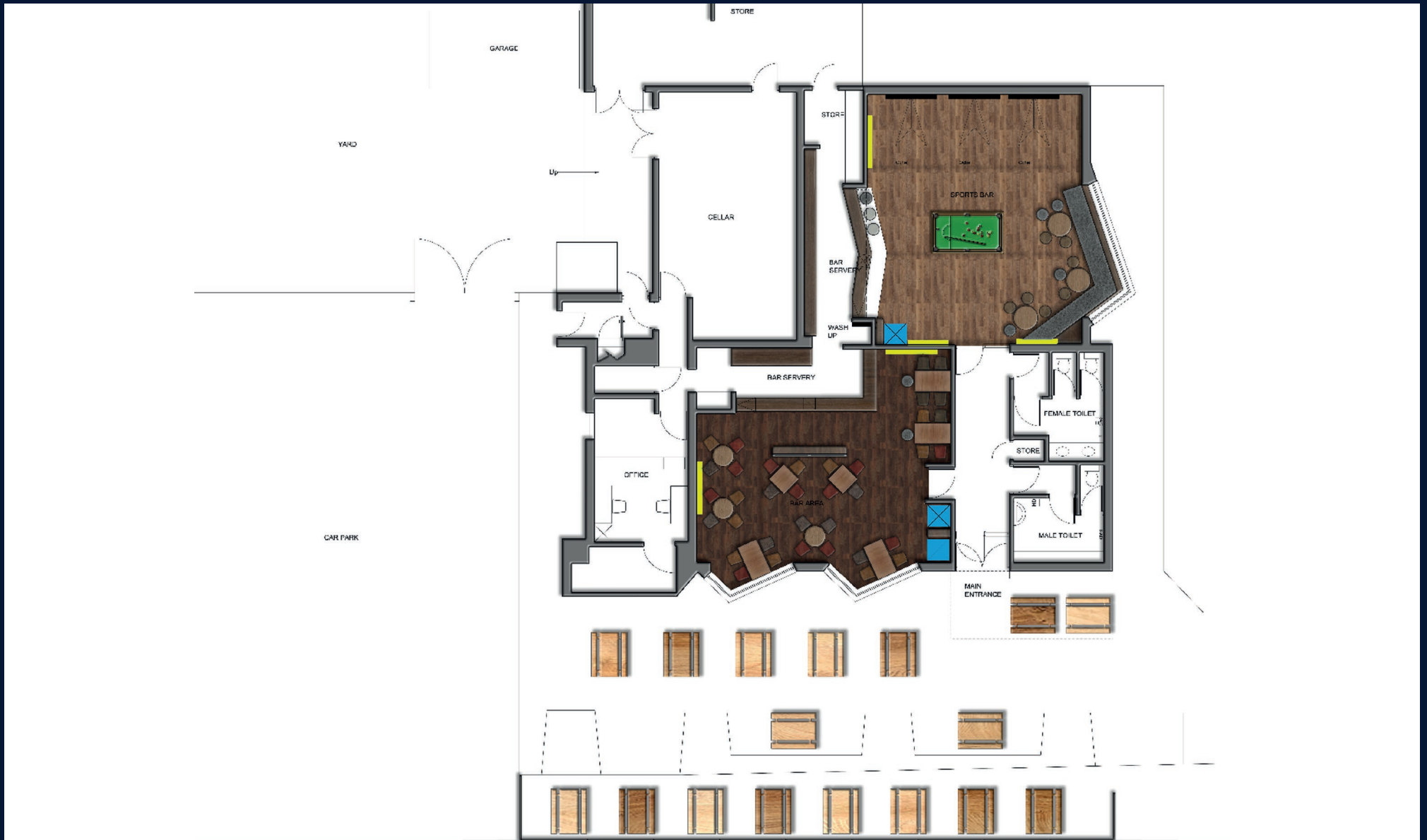
RAL 9010 

PLEASE REFER TO PAINT MANUFACTURER SWATCHES PRIOR TO APPROVAL



20379 - SCHEME

RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

MAIN BAR

The main bar will be fully refurbished and redecorated. Works will include:

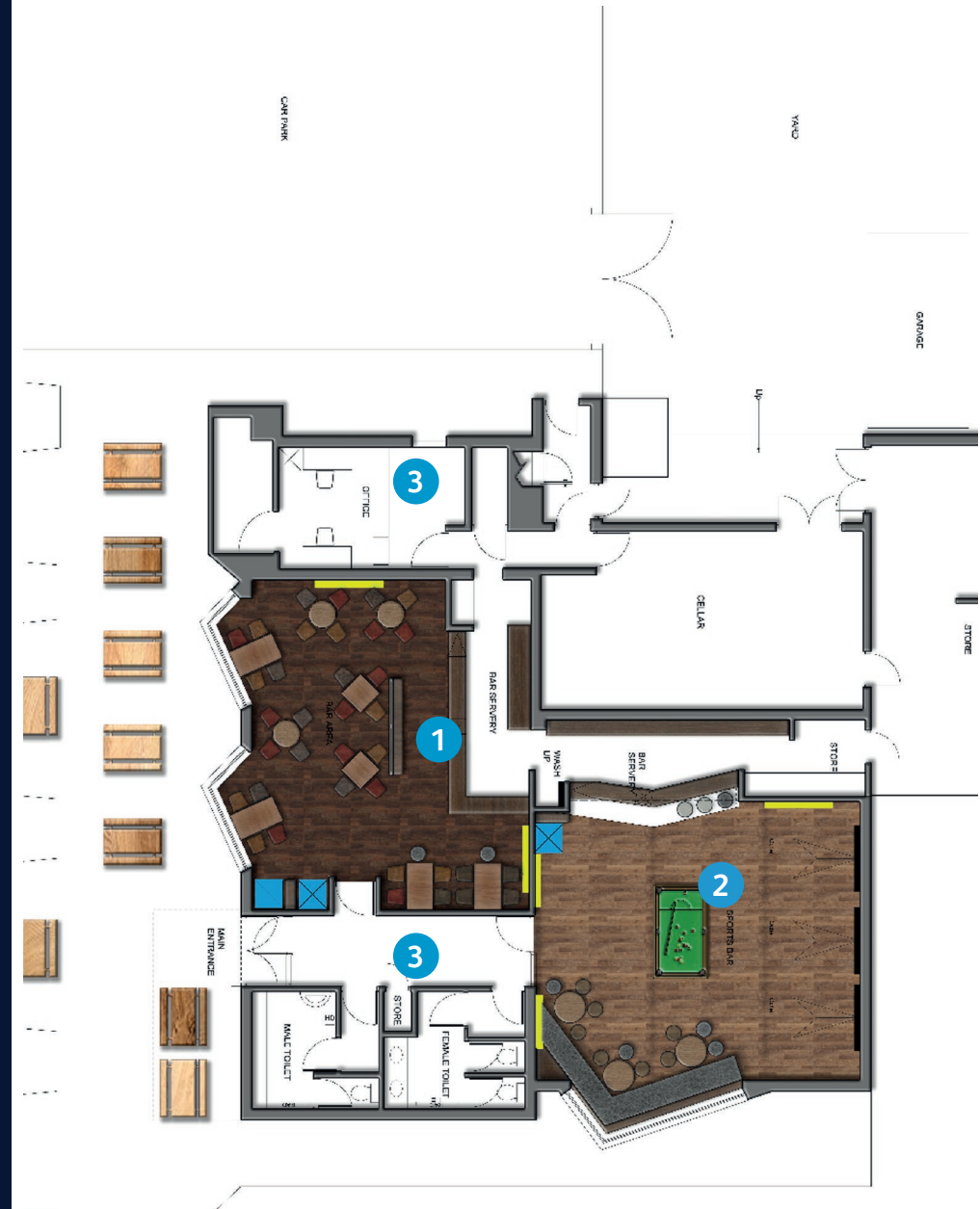
- Removal of existing fixed seating
- Decoration throughout
- New bar top and back bar
- Re-stain existing bar front
- New F&F throughout
- New sheet vinyl flooring

2

SPORTS BAR

A sports bar will be added, works will include:

- Some fixed seating to be removed for 3no. Halo Darts/oche
- Remaining fixed seating to be re-upholstered
- Bar & Bar front to be stripped and re-stained
- Back bar to be upgraded
- New sheet vinyl flooring
- Decoration throughout plus new F&F
- Pool table



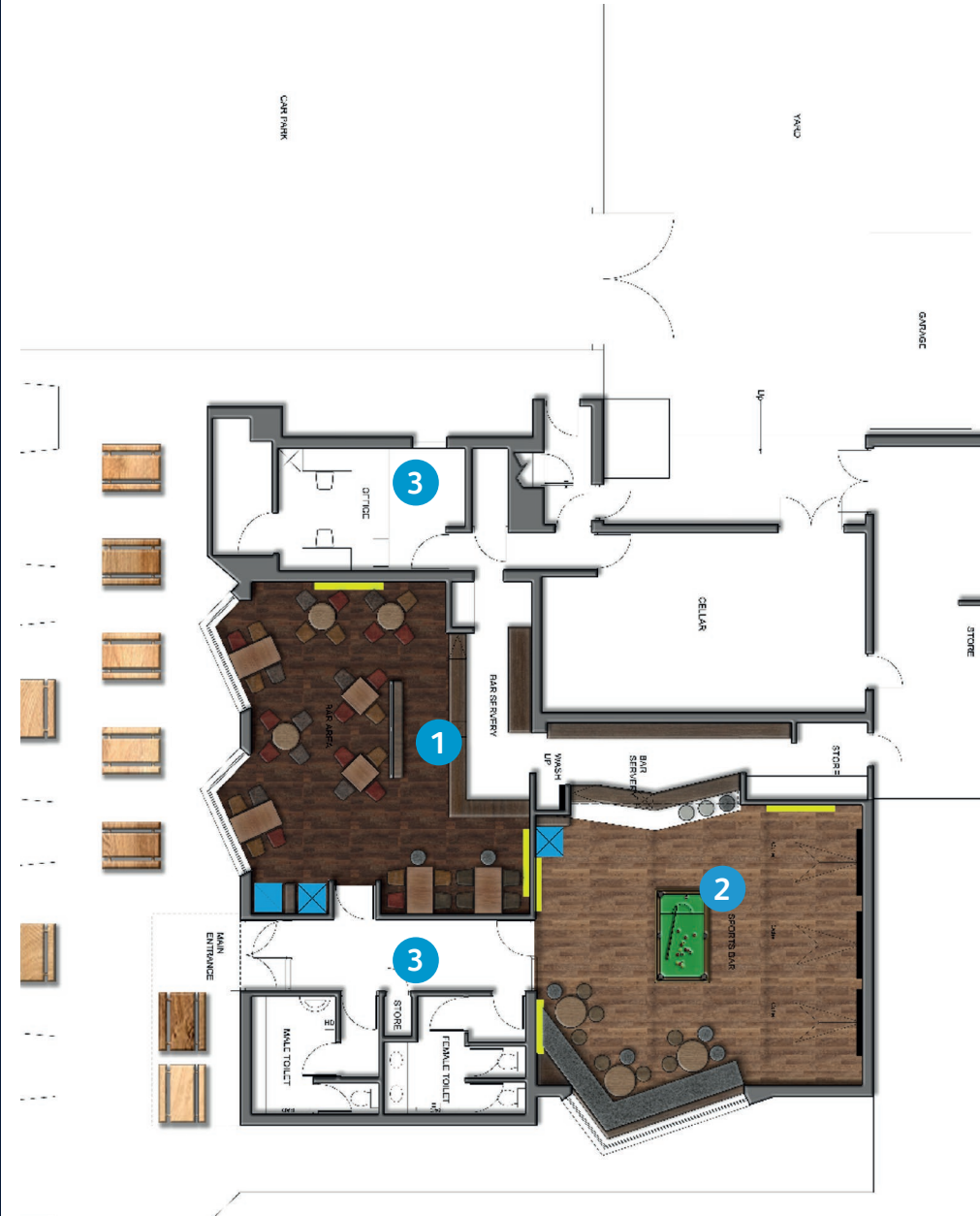
FLOOR PLANS & FINISHES

3

TOILETS & OFFICE

The toilets will be refurbished and redecorated as well as a new office. Works will include:

- Existing office space to have JAT kit out
- Re-decoration to male, female and accessible WCs



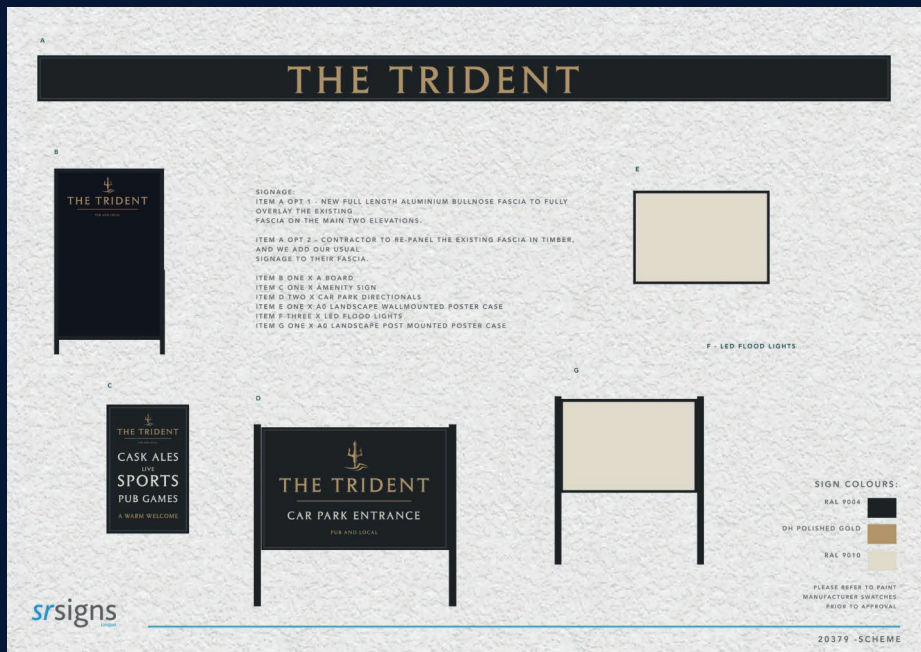
EXTERNAL REFURBISHMENT

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 redecoration plus installing new signage lighting
- Existing smoking shelter to be retained and decorated
- Retain existing planter beds
- New benches (bolted down)





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**