



About the Opportunity



Why Invest?

We'll bring the refurbishment; you bring the talent!

The interior of the Talbot will undergo a comprehensive refurbishment to enhance the overall experience for patrons. One of the most significant changes will be the removal of the internal lobby that currently separates the bar and lounge areas. This will create a fantastic open-plan trading area, promoting a more communal and social atmosphere within the pub. The open-plan design will be strategically divided into distinct lounge, bar, and sports areas, each offering a unique environment for your customers. The interior will feature a classic community pub style, combining traditional elements with modern comfort to create a warm and inviting ambiance for all.

As for the external refurbishment, we are investing in new exterior decorations, lighting, and signage to give the pub a fresh and appealing look. This makeover will significantly enhance the kerb appeal of the pub, making it more attractive to passersby and potential customers. The new exterior design will help the pub stand out, making it an inviting and memorable destination for both regulars and newcomers.

Traditional Village Community

The Talbot is nestled in the heart of Cheslyn Hay, a former mining village in South Staffordshire, surrounded by a genuinely close-knit and traditional community. The area's uniqueness lies in its unpretentious charm and sense of belonging. With over 10,000 adults living within walking distance of the pub, Cheslyn Hay boasts a demographic predominantly consisting of individuals aged 45 and above. Despite competition from four other pubs and two licensed clubs typical of old mining towns, The Talbot sets itself apart by embracing the classic community pub style, offering a warm and inviting space where neighbours and friends gather to share moments and create lasting memories.

Cheslyn Hay's Best Local

The potential of The Talbot lies in its capacity to become the premier pub in the village, offering exceptional food and drinks, a vibrant atmosphere for watching live sports, and serving as a central hub for the local community. With a total of 70 covers internally, including 40 for dining and 30 for drinks, and an additional 60 covers in the external area, the pub has the potential to attract a significant customer base. The Talbot would be best suited for an experienced operator, potentially a current manager seeking their first pub, with a background in food service to realize this vision.

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Target Customers

When refurbished, the Talbot will appeal to:

- Mature locals looking for a great place to enjoy a drink and a meal with friends
- Community members utilising the pub as a community hub
- Sports fans wanting an exciting atmosphere to watch the big match

Offer

When refurbished, the Talbot will offer:

- A drinks range for everyone, with draught lagers from Fosters through to Birra Moretti and a broad range of wines, spirits & mixers.
- A pub classics food menu with the additional offer of small plates
- A simple coffee offer

Internal Mood Board



Internal Mood Board



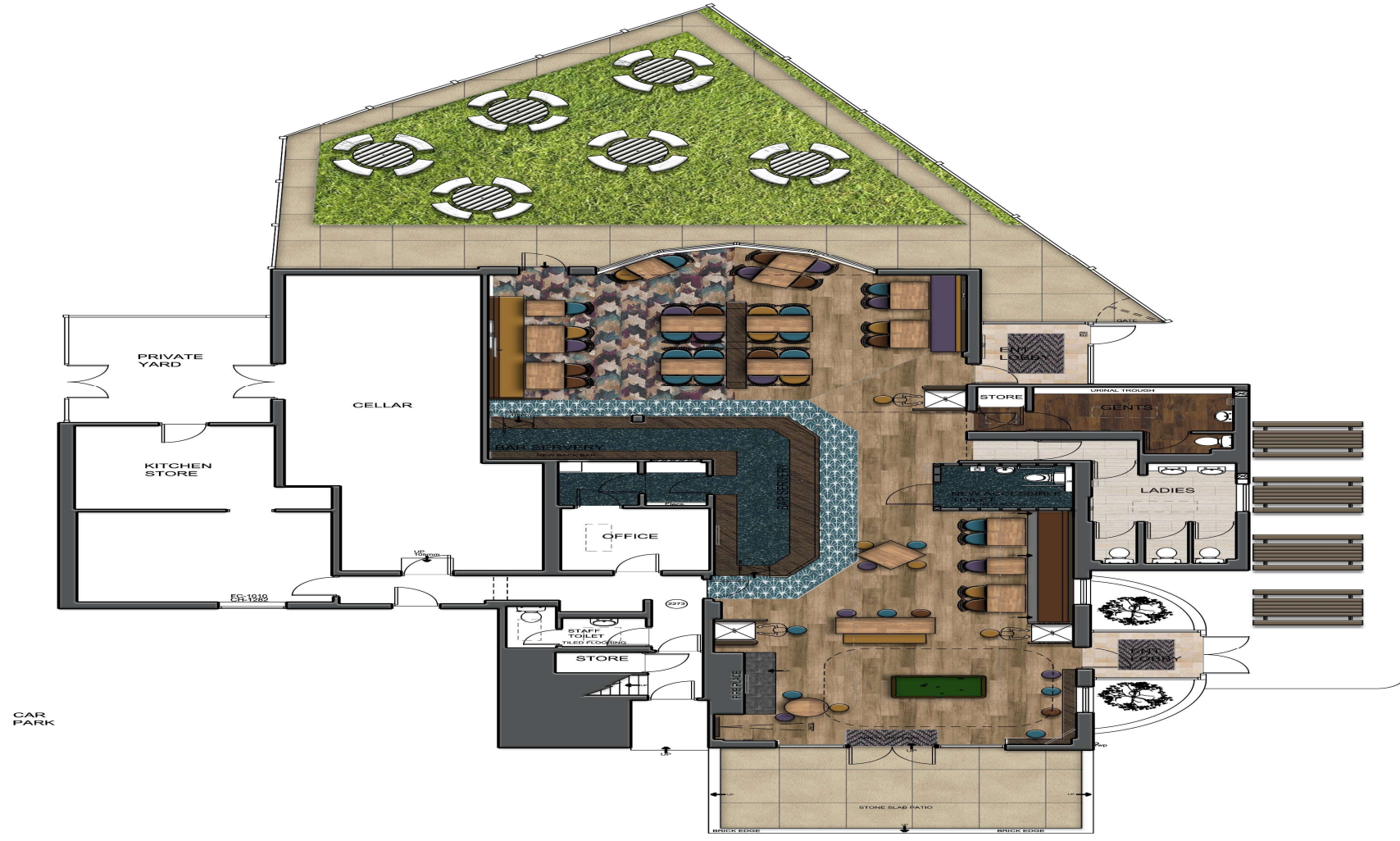
Internal Mood Board



Internal Mood Board



Pub Floor Plan



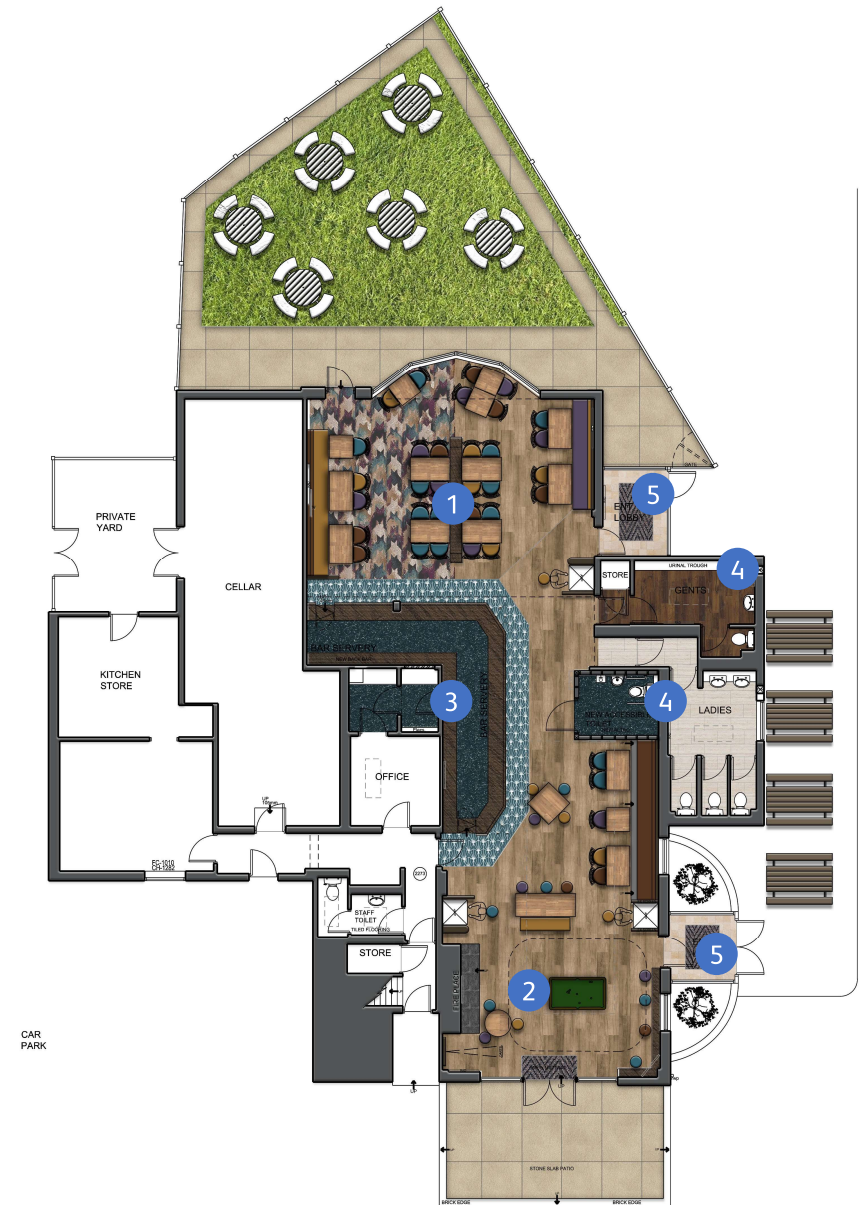
Floor Plans & Finishes

1 Lounge

- Redecorate throughout
- Refurbish existing furniture & add new
- New dining height fixed seating bay with double USB & USB-C sockets
- New decorative screens
- New Carpet
- New feature shelving unit to separate lounge and bar area

2 Bar & Sports Area

- Create space by removing existing walls
- Redecorate throughout
- New tiled bar apron around bar
- New karndean flooring throughout
- Reupholster existing furniture & fixed seating and add new
- New screens and drink shelves to new AWP locations
- New decorative lighting
- New drink shelf around sports area perimeter with stools



Floor Plans & Finishes

3 Bar Servery

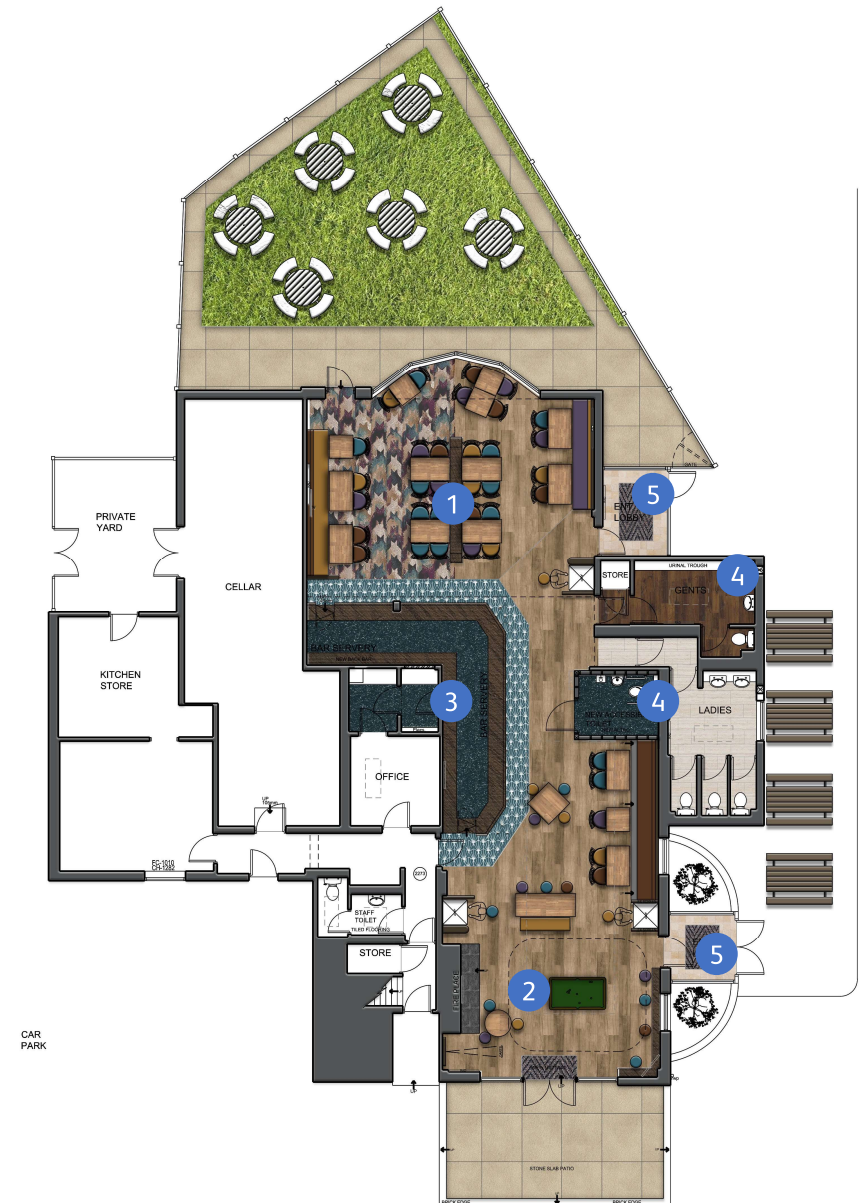
- Create new backbar including tiered bottle steps, mirrored & panelled sections plus new lighting.
- Change existing store into new glass wash area
- Add new safety vinyl flooring to bar servery & glass wash

4 Toilets – Ladies & Gents

- Full redecoration throughout
- Ensure mechanical ventilation
- Provide new hand dryers and toilet goods
- Gents only – New vinyl flooring with coved skirtings
- Ladies only – Deep clean of tiles
- Create new accessible WC toilet

5 Lobbies

- Deep clean existing tiles and add new matting
- New lighting to external positions



External Refurbishment



Signage and external area

- New signage scheme with external decorations & lighting
- Paint existing fence
- Remove external barriers to front of building and replace with 4 picnic benches



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