



● The Black Bull, 18 Church Street, Sheffield, S35 9WE ●

About the Opportunity



Why Invest?

Fantastic Refurbishment Planned

The Black Bull will undergo a full refurbishment of the trade area and toilets, forming 3 clear zones - bar area, lounge, and sports area. We plan to fully redecorate the external, with new signage and a beautiful external drinking area round the back of the pub.

The refurbishment will transform the Black Bull into a great modern local community pub with a fresh, contemporary twist.

Heart of the Community

The Black Bull sits in the heart of Ecclesfield, a village located about 4 miles north of Sheffield City Centre. The pub is located across the main road from the beautiful Village Church, and in close proximity to the village centre. The Black Bull is one of 4 pubs located within a 10-minute walk time of over 2,500 adults.

Untapped potential

This pub will be best suited to an operator looking to offer a great wet led pub to a local community - offering events through the week to drive footfall. The venue should be open to a diverse range of community functions, such as from the church, making it the beating heart of the local community.

About the Opportunity



Target Customers

When refurbished, the Black Bull will appeal to:

- The local community of Ecclesfield
- Those looking to get involved and be part of community events.
- Those looking for a quality wet led pub, where they can watch sports and play traditional pub games such as darts or pool.

Offer

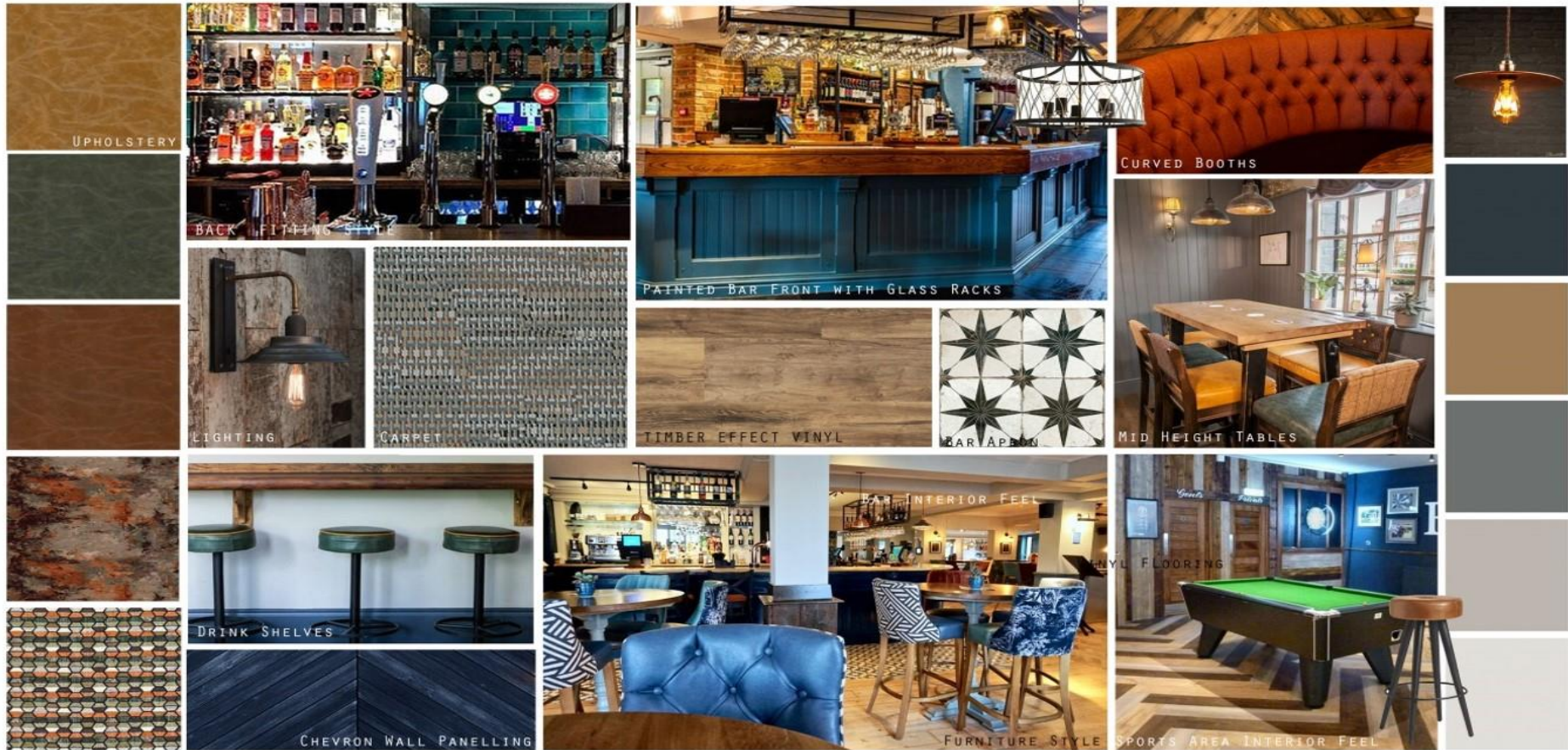
When refurbished, the Black Bull will offer:

- A great range of draught lagers & ciders, wines & spirits.
- Live sports
- A calendar of weekly events such as pub quiz, darts, pool, and the occasional entertainment

Internal Mood Board

concept
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Black Bull - Ecclesfield interior sample board



External Mood Board



ALTERNATIVE PICTURES



Rendered Floor Plan



Floor Plans & Finishes

1 Trading Areas

- Carry out decoration to all walls, ceilings and timberwork
- Retain existing light fittings and relamp and add where required
- New TV's Positions as indicated
- Ensure property is compliant for electrical, gas, emergency lighting and fire alarm systems, repairs carried out.

2 Bar Area

- Form new Bar Backfitting and over bar glass racks.
- Strip Stain and repolish existing counter
- New Tiled Bar Apron
- New Vinyl Flooring

3 Lounge Area

- Provide New Fixed Seating booths as indicated
- Install Full Height Screen to house TV.
- Contract clean and repair existing fixed seating
- Clean all curtains and re-position as existing
- New Carpet



Floor Plans & Finishes

4 Sports Area

- New Darts throw and Board
- Remove section of Fixed Seating
- Install new Pot Shelf
- New Vinyl Flooring
- New AWP and Drinks shelf
- New Wood slat Blinds

5 Accommodation

- Decoration works to walls, ceilings and timberwork
- Provide fire doors as per FRA, repair ceilings prior to decorations
- Repairs to Kitchen and Bathroom Fitments
- All Carpets, Curtains and White Goods by Lessee.
- Sustainability: Install Loft Insulation where accessible.

6 Cellar

- Decorate all walls and ceilings in Beer Cellar only
- Install Smart Dispense



Floor Plans & Finishes

7 Ladies Toilets

- Complete decorations to walls, ceilings and timberwork
- New lights to existing points
- New Vinyl to Floor
- Repairs to exiting Vanity unit and Sanitaryware

8 Gents Toilets

- Carry out decorations to walls, ceilings and timberwork, repair existing flooring
- Allow for new skirtings and architraves where missing.
- New Vinyl to Floor
- Repairs to existing Sanitaryware

9 Disabled WC

- Complete decorations to walls, ceilings and timberwork
- New Vinyl to Floor



External Refurbishment



Signage and external area

Works will include:

- **Complete** external repairs prior to redecoration.
- New signage and lighting scheme: SR Signs Proposals
- Remove existing smoking solution
- Repair and re stain decking area
- Provide Jumbrella, Planters and Festoon Post and Lighting
- New Drinks shelf
- Tidy up of external areas to full perimeter of site.



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