



● GREEN DRAGON, COTE LANE, THURGOLAND, SHEFFIELD, S35 7AE ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic Refurbishment Planned

The refurbishment will signify the launch of a new premium local village pub that serves a great range of food and drink. There will be a full refurbishment of all trade areas and toilets. There will be a snug room with hard floors and a nice fire; perfect for a post-walk pint or to chat with friends over a lovely pint of cask ale. We are investing in the kitchen, to enable the next operator to deliver a fantastic in-house and take away food offer.

We will also be redecorating the external of the pub. An overhaul of the existing patio and seating areas, as well as new signage, will give the Green Dragon a new lease of life!

Affluent Village Location

The Green Dragon is situated in the lovely, and affluent village of Thurgoland, on a busy route between Sheffield and Pensitone. There are around 900 adults in a 10-minute walk from the pub, and around 1300 in a 20-minute walk time. The village has 3 pubs, but one of these is located on the very edge. The Green Dragon boasts the best position of the 3, with it being on the main busy road and with a great sized car park.

The Firm Favourite!

The pub has the potential to be the firm favourite of the local community, with its fresh, premium look and feel. If you want to meet in a nice quality environment with friends or family, have a bite to eat, or enjoy each other's company over a few drinks, the Green Dragon will provide the perfect setting.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the Green Dragon will appeal to:

- The local population of Thurgoland
- Passing trade from the busy A429

OFFER

When refurbished, the Green Dragon will offer:

- A great range of draught beers and ciders complimented by a range of soft drinks, spirits, and wines
- A home cooked, well presented pub classics with a takeaway offer
- A coffee/hot drinks offer
- Weekly events such as quiz nights, food promotions, and occasional live entertainment

INTERNAL MOODBOARD



EXTERNAL MOODBOARD

FEATURE FURNITURE



FESTOON LIGHTING



FEATURE PLANTING



FEATURE FURNITURE



RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1 BAR AREA

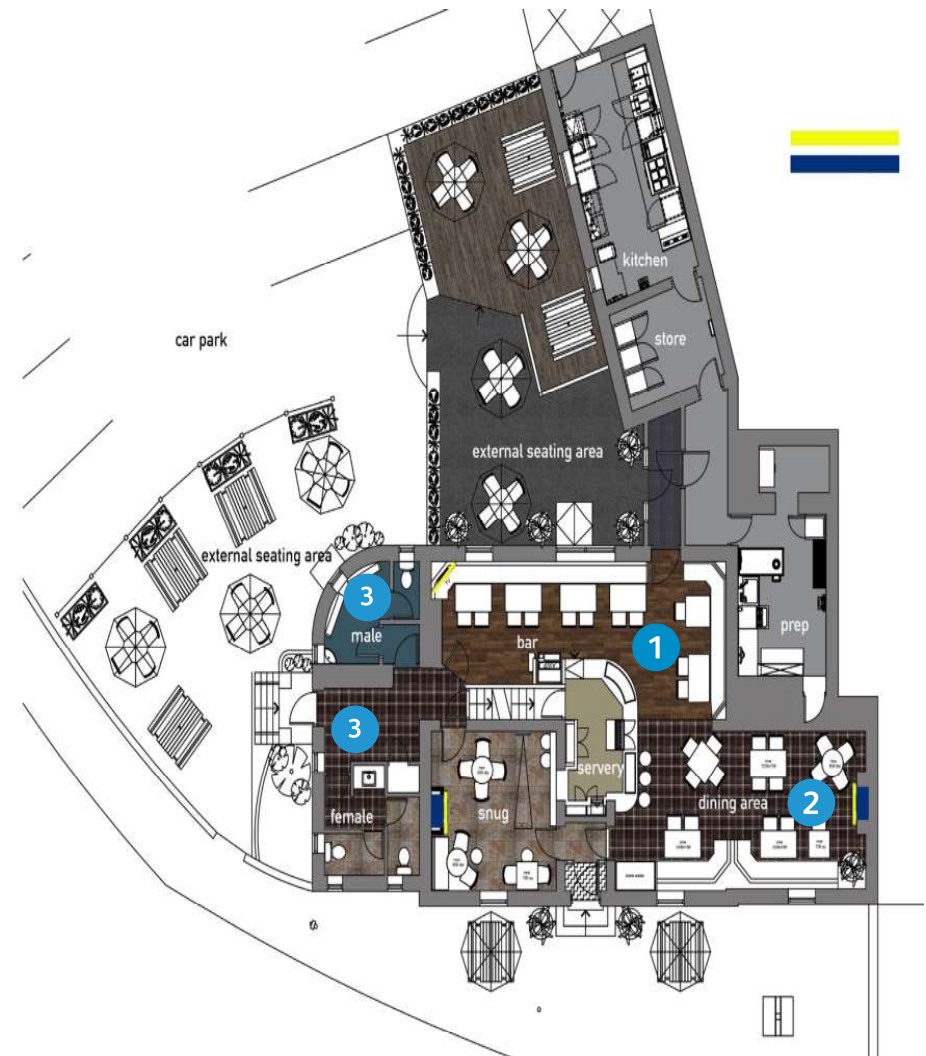
- Uplifting carpet and laying new timber flooring
- Installing Timber screen and pot shelf (AWP)
- Re-upholster Fixed Seating base only: Sand and repolish backs.
- Sand and repolish wall panelling.
- Replace existing Window Pendant Lighting.

2 LOUNGE AREA

- Remove sections of Fixed Seating:
- Re upholster remaining section of fixed seating.
- Uplift and remove existing carpet. Allow for new carpet.
- Fire place: Install gas effect fire to existing:
- Install new TV Position above Fireplace, TV's by Lessee
- Replace existing wall lights

3 LADIES & GENTS TOILETS

- Clean and re grout ceramic wall tiles
- Check all sanitary ware and repairs as required.
- Check locks, door fitments and repair as required.
- Ladies Toilets: New Vanity unit and wash hand basin.
- New carpet to lobby area.
- Gents Toilets: New Alto safety flooring.



FLOOR PLANS & FINISHES

4

SNUG

- Form Dummy Chimney breast and Fireplace:
- Install Gas Effect Log Burner to same
- Uplift existing and lay new ceramic floor tiles
- Timber cladding to Darts Wall incorporating Halo and power for Darts Scorer.
- Install new TV Position above Fireplace - TV by Lessee.
- Install drinks shelf adjacent bar servery.

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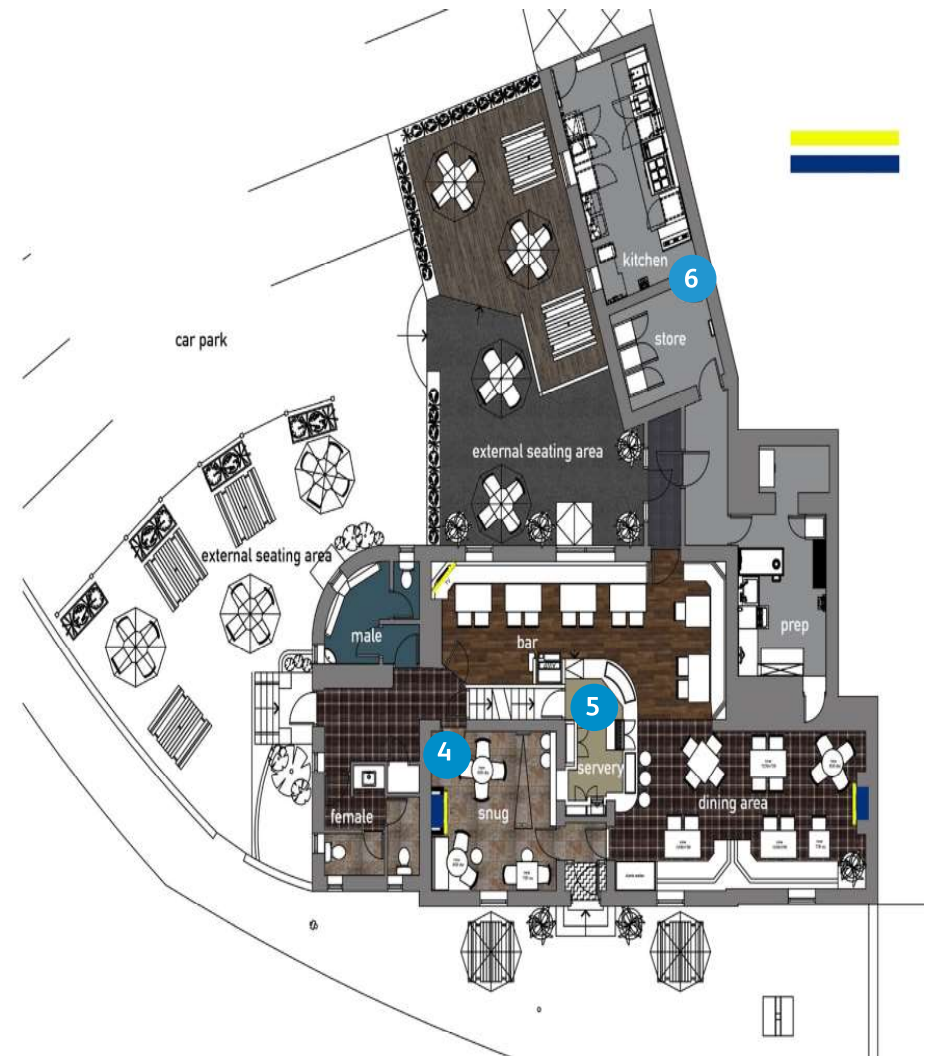
BAR SERVERY

- Form new kitchen, including flooring, cabinets, white goods
- Replace vinyl floor
- General clean and minor decs
- Electrical & Gas repairs to align to equipment renewals
- Strip out existing equipment
- Overhaul cellar cooling
- New ventilation system
- Replace flooring, new sanitaryware, clear out rubbish, decorations
- Overhaul fire doors to comply.

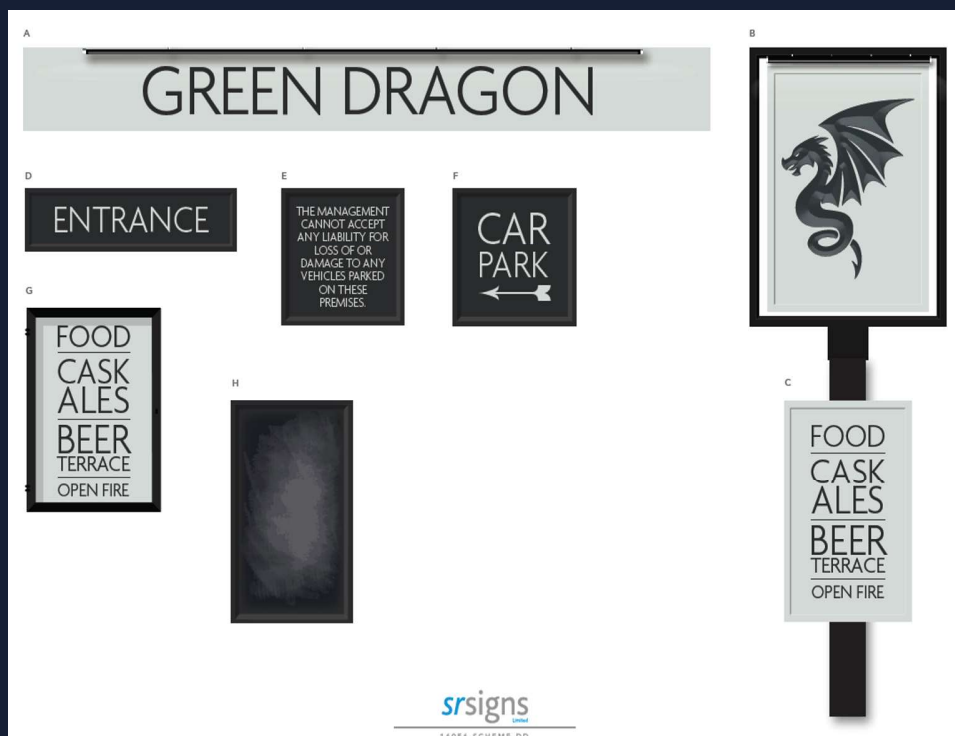
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KITCHEN & STORE

- Prepare and redecorate including minor repairs.
- Form side hung opening window for 'off sales':
- Electrical repairs to align to equipment renewals
- Renew existing kitchen equipment to existing locations and plan.
- Renew glass washer.
- Service, overhaul and ensure operational the kitchen ventilation system. New passive or mechanical air in to be provided in either door or window.
- Service cellar cooling plant



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

External General:

- Clean out gutters and leave watertight.
- External redecoration of main pub building. This also includes selected areas of the external fencing
- New signs and lights to current design and subject to planning approval.

Rear Patio:

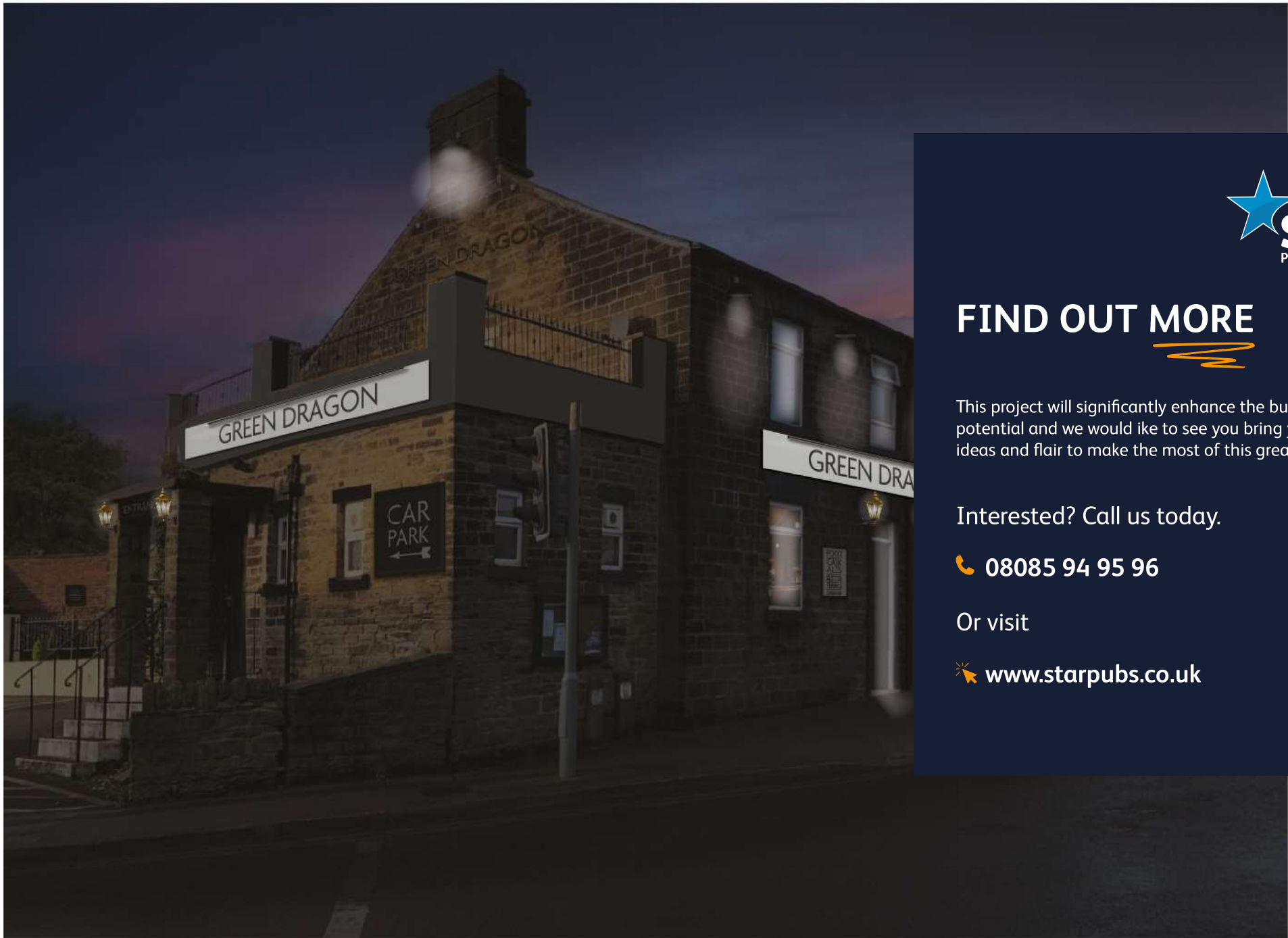
- Jet wash decking area
- Repairs to Balustrade
- Install posts and Festoon lighting.

Rear Car Park forming new Patio Area:

- Burn off White / Yellow lining;
- Install Rope and post fence to area of new patio
- Install timber planters: Plants by Lessee.

Front Beer Patio:

- New External Furniture – supplied by lessee
- Jet wash and de-weed all paving, patios and paths
- Flush out existing drainage system: CTTV survey.



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**