



**The Potters Arms, 129 Station Rd, Burgess Hill RH15 9ED**

# About the Opportunity



## Why Invest?

### Great Pub, Great Location

The Potters Arms is nestled in the charming town of Burgess Hill, situated on the border of West Sussex and East Sussex, gracing the edges of the South Downs National Park. This idyllic location boasts a demographic rich in high affluence, with 3,600 adults residing within a convenient 10-minute walk and 12,600 within a leisurely 20-minute stroll of the pub.

This establishment attracts a diverse crowd of locals and visitors drawn to the area's rich history and the pub's inviting ambiance. The proposed refurbishment will expand on the pub's character, with new signage and lighting alongside a full redecoration of the pub's externals.

### Complete External Refurbishment Planned!

The Potters Arms presents a fantastic investment opportunity, with substantial potential for growth and community integration. With 60 internal covers and over 100 external covers in its inviting garden, the pub is poised to cater to a diverse clientele. Its unique selling point lies in the upcoming full external transformation, which will enhance its kerb appeal and draw in new patrons from the neighbourhood.

This pub, with its strategic location and upcoming renovations, has the potential to become a central hub in the heart of the community, setting it apart from competitors. It is ideally suited for a local operator familiar with the area or someone willing to reside on-site and actively drive the pub's success throughout the week, thereby unlocking its full potential.



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## Target Customers

When refurbished, the Potters Arms will appeal to:

- Families looking for somewhere local to enjoy a delicious meal together.
- Residents enjoying events such as BBQs and music in the fantastic beer garden.
- Members of the community such as sports clubs and charities.
- Couples and groups of friends looking to enjoy a midweek treat.

## Offer

When refurbished, the Potters Arms will offer:

- A premium drinks range, from Amstel to Beavertown for lager lovers and local ales such as Harvey's Best Bitter.
- Premium wines and spirits alongside no & low options.
- Traditional pub classic food menu
- A coffee offer
- Entertainment through sport, quiz nights and local community events.

# External Refurbishment



## Signage and external area

- Repairs to the fabric of the building prior to decoration
- An external redecoration of the pub, including areas that were previously painted surfaces only
- New signage scheme
- New lighting





## 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

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