

PEPPER'S GHOST, 777 HIGH ROAD LEYTON, LONDON, E10 5AB



ABOUT THE OPPORTUNITY







WHY INVEST?

Major refurbishment planned!

We are planning a full £199,000 refurbishment that touches every part of the Pepper's Ghost (with a proposed name change to the Prince of Wales). We will be redecorating the entire interior of the pub. This will develop a fantastic site with great appeal to the key demographics of the area.

The pub will benefit from new signage and new paint. We will also be upgrading the beer garden, with new festoon lighting, furniture and planters to enhance the pubs offer during the warmer months.

Fantastic location

The Prince of Wales is based in Leyton, East London. The pub is very central with extensive transport links surrounding it. There are 16,000 adults living around the pub, with medium to high demographics. The pub has limited competition, with only one direct competitor, but the pubs all new look and feel make the Prince of Wales stand out.

Tap into this pub's potential!

The Prince of Wales has the potential to be the go-to Premium Local ith it's new name and internal and external refurbishment. The beer garden, particularly in summer, will be a major draw for customers and locals. A great range of drinks and a strong menu with pub classic will appeal to a positive and ambitious operator who is experienced in the pub trade and knows what it takes to run a great pub.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY





TARGET CUSTOMERS

When refurbished, The Prince of Wales will appeal to a very broad spectrum of customers, including:

- Local Residents
- Friends & Colleagues
- Sports fans

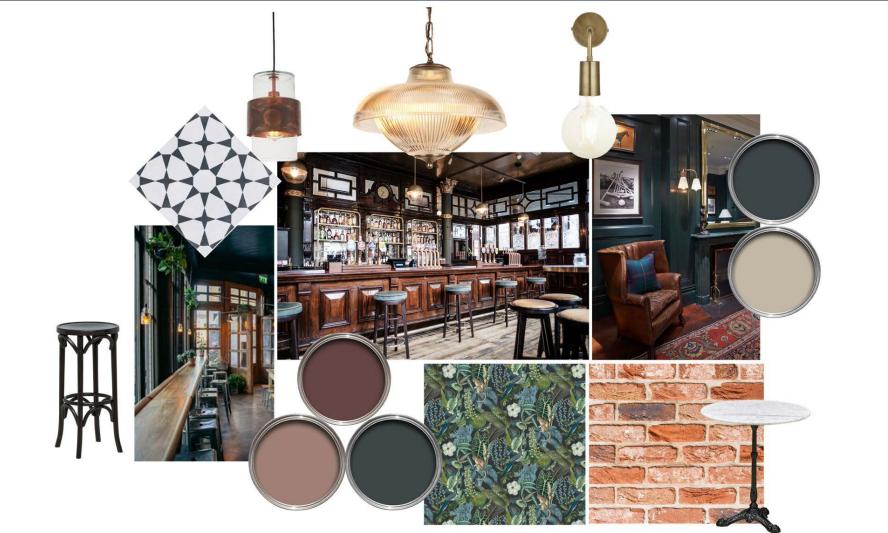
OFFER

When refurbished, The Prince of Wales will offer:

- A quality drinks range including premium & favourite beers, spirits, wines, no & low & soft drinks
- A food menu offering pub classics
- Televised sports and rhythm of the week entertainment



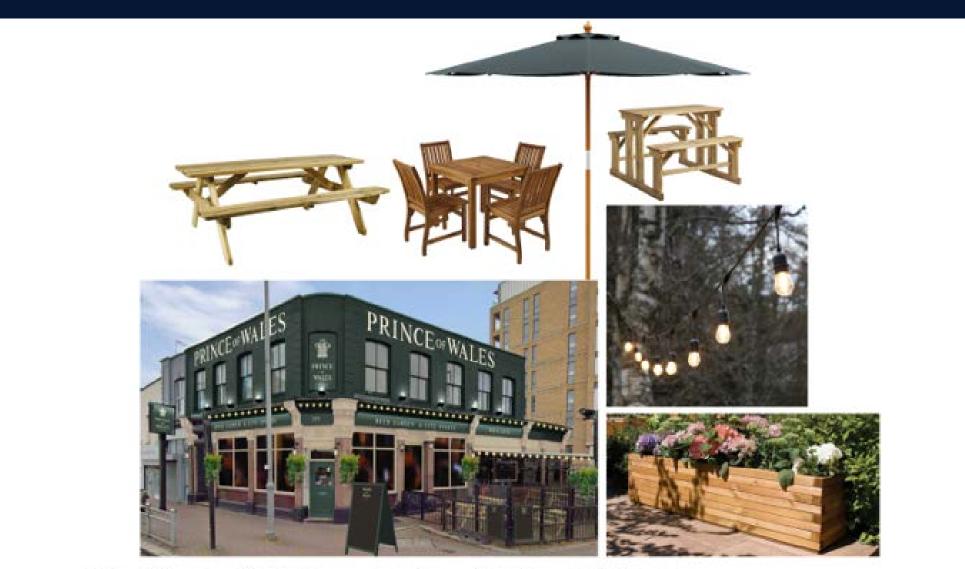
INTERNAL MOODBOARD



The Prince of Wales - Leyton



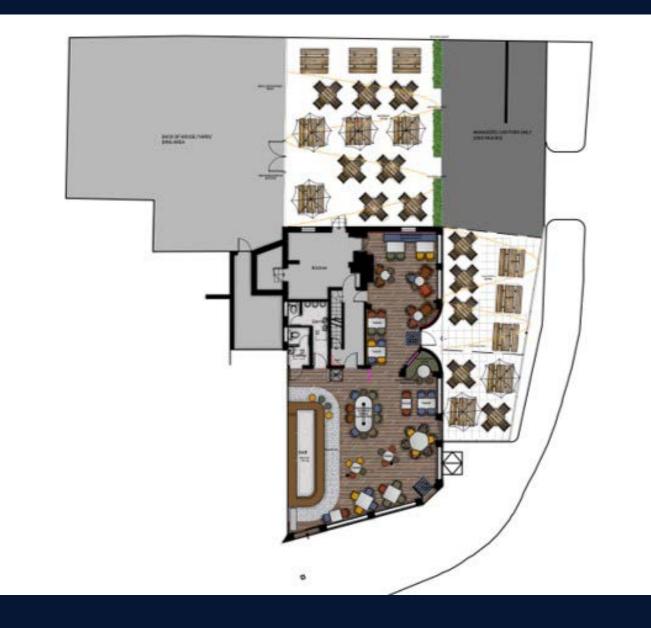
EXTERNAL MOODBOARD



The Prince of Wales - Leyton / External Scheme



RENDERED FLOORPLAN



FLOOR PLANS & FINISHES



INTERNAL TRADING AREAS

1

2

- Retain existing timber flooring, allow to strip and reseal
- New bar walk tiles 900mm apron
- Works to back bar, to receive new tiled wall finish with mirror inserts
- New furniture throughout, with some existing pieces utilised
- New sections of fixed seating as indicated
- New lighting to existing points
- New bric a brac throughout
- New wallpaper / panelling / brick slips to walls as indicated
- Full decoration throughout

LADIES & GENTS TOILETS

- Retain all existing sanitaryware
- Retain and clean existing flooring
- Allow for full paint decorations including ceilings
- Allow for repairs where necessary





EXTERNAL REFURBISHMENT

A		
PRINCEOFWALES		
В	BEER GARDEN & LIVE SPO	ORTS
PRINCE WALES	IGNARE. ITEM A. TWO X SIGNWRITTEN HOUSENAMES AT HIGH LEVEL ITEM A. TWO X PARCIAS CW TROUGH LIGHTE ITEM C. ONE X PARCHAN. SIGN TO EXISTING POST GIBET AND LINGLITES ITEM G. ONE X PARCHAN ISON TO ELECCED WINDOW ITEM E. ONE K TRANSOM SIGN LETTERSTYLES. THREE NEW HOMMAL ALL PLANTING TO BE SUPPLIED BY OTHERS UNLESS SPECIFIED	
SIGNAGE COLOURS:	reen	PRINCE OF WALES
DH PIANO WHI PIEASE REFER TO PAINT MARUFACTURE SWATCHIS PRICE TO APROVAL		

SIGNAGE AND EXTERNAL AREA

Works will include:

- New timber planters with mixed shrubbery to new external area
- Mix of new furniture and parasols as indicated
- New festoon lighting strung to fixed posts as indicated
- Allow for new close boarded fence line to create back of house/ yard/bin store area with double gates through to back of house

