



● THE BLACKSMITHS ARMS, LLANMAES, LLANTWIT MAJOR, CF61 2XR ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Amazing external refurbishment planned

A major refurbishment to its exterior will transform the Blacksmiths Arms into a premium local pub with fantastic outdoor trading space. The interior of the pub is in excellent condition.

The beer garden will be rejuvenated, providing a lot of additional covers. We plan to create a 'raised terrace in the enclosed garden space. We will upgrade the existing space with flagstone paving, and will also add festoon lighting, planters, and new furniture. The pubs frontage will receive a major overhaul, with new signage and lighting. This will amplify the pubs kerb appeal and make it stand out to passing trade.

Beautiful countryside

The Blacksmiths Arms is in Llantwit Major. Llantwit Major is a town and community in Wales on the Bristol Channel coast. It is one of four towns in the Vale of Glamorgan, with the third largest population after Barry and Penarth, and ahead of Cowbridge. This pub sits on the edge of the village, close to the countryside whilst the centre is about 10 minutes' walk away from the nearest pub with a population showing a higher level of affluence.

A pub business with potential

The planned refurbishment will create an all-new reason to visit the pub with it's brilliant outdoor space. These changes will give the pub the ability to appeal to a broad spectrum of consumers, throughout the year, who want to meet friends for a drink or to dine. This pub has bags of potential. All we are looking for is the right operator...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished Blacksmiths Arms will appeal to:

- Locals, including couples and friends wanting to enjoy a casual drink or premium pub food.
- Older couples and friends looking for a lunchtime treat and a venue for special occasions.
- Families with children looking to eat in the cosy dining area or in the beer garden in warmer months.

OFFER

Post-refurbishment, Blacksmiths Arms will offer:

- A great premium drinks selection including beers, ciders, wines and spirits.
- A destination food-offer sourced locally.
- Great coffee to entice customers throughout the day.
- Entertainment such as weekly music combined with a good and varied rhythm of the week

EXTERNAL MOODBOARD

NEW TIMBER FRAME PERGOLA WITH PITCHED FELT SHINGLE ROOF



NEW LOOSE POTTED PLANTS



NEW TIMBER FENCE & SPIKE LIGHTS TO STONE PLANTER



NEW UP LIGHTERS TO EXISTING TREE



NEW TIMBER PLANTERS WITH PERSPEX SCREEN TO OUTER FACE



100MM HIGH TIMBER CLADDING TO BACK OF PERGOLA



EXISTING SETTEES REPURPOSED



NEW 4 SEATER HIGH BENCHES



EXISTING BENCHES REFURBISHED



NEW TABLES & CHAIRS UNDER CANOPY



NEW RESIN BOUND AGGREGATE



NEW CONCRETE PAVING & BLOCK PAVING MIX

RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

INTERNAL TRADING AREAS

Minor repairs and works will include:

- Replace ceiling Investigate damp ingress
- Redecoration to various rooms.
- Repairs to kitchen units and flooring
- Low energy lamps.

2

KITCHEN & CELLAR

Works will include:

- Decoration to kitchen and cellar.
- Various window mechanism repairs.
- Replace kitchen door



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- Various window and door replacements.
- Removal of asbestos roof covering, renewal flat roof.
- Various render and wall repairs.
- De weed car park and other areas.



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**