



The Ribble Arms, Southport



INVESTMENT PLAN ►

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The Ribble Arms

Fylde Road Industrial Estate, Fylde Rd, Marshside, Southport PR9 9XP

Why invest?

- **Exciting Re-brand** – This pub is set to be the most stylish venue in the heart of the local community in Southport. A refreshed food menu will pair well with the quality drinks list, while the refurbished bar and dining areas will allow customers to enjoy their time at The Ribble Arms at any point of the day. With a brand-new name, complete internal and external renovations and offering a more premium look and feel to cater for the residential customer base, The Ribble Arms will be the go-to venue for those living in the area.
- **Ideal Opportunity for New Licensees** – This is a Just Add Talent (JAT) pub and is the perfect opportunity for a first time lessee to take charge of their own venue. The demographics of the local residents offer a real opening for the JAT operator to really take this premises to the next level and reap the rewards. With continuous support from your own Business Development Manager, along with the benefit of significantly fewer start-up costs, The Ribble Arms is an ideal first lease.
- **Brilliant Location** – Located less than 5 miles from the centre of Southport, over 90,000 residents are within a 15-minute drive radius. Nearby attractions include Southport Beach, just an 8-minute drive away, and Hesketh Golf Club, less than a 20-minute walk from The Ribble Arms. With very little competition in the nearby area, the establishment will appeal to a variety of customers.

Target customers

Once refurbished, The Ribble Arms will appeal to:

- Local residents who will appreciate an upgraded drinks and dining experience.
- Sports fans looking to enjoy the latest games and a drink with friends.
- Coffee lovers looking for a quality hot drink, and welcoming venue to catch-up over a premium lunch.
- Couples hoping to spend some time together and unwind in a cosy venue during the week or at weekends.
- Mixed groups of friends who want to enjoy a high-quality pub lunch or drink.

Offer

Post-refurbishment, The Ribble Arms will rebrand itself as a premium establishment its loyal regulars can be proud of, offering:

- An intimate lounge area with several booths where visitors can relax and unwind, as well as seating for larger parties.
- An atmospheric beer garden fitted with plant pots and quality lighting to set the mood.
- A range of high-quality drinks, including beers, ales and gins.
- A new premium food menu, which will give customers a new perspective on the pub classics.

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Click on the **i**
to reveal details of the proposed refurbishment.

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This is an incredible opportunity to take on a pub business that's ready for refurbishment and growth.

This project will significantly enhance the business' 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.

Call on 08085 94 95 96

Or follow the simple online application process at www.starpubs.co.uk



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Schedule for The Ribble Arms

Bar Servery

As the pub's focal point, the bar servery will be upgraded in line with the modern, yet relaxed feel of the pub. Works will include:

- Redecorating the existing bar to match the tone of the renovation.
- Adding an assortment of quality bric-a-brac to match the updated visuals.
- Sanding and painting the existing bar top.

Bar and Dining Area

The bar and dining area will be revamped and redecorated to create a comfortable, multi-functional space where the whole community can relax and enjoy quality food and drinks. Works will include:

- Laying new timber effect vinyl flooring.
- Renewing the furniture where necessary to give the premise a clean, more modern look.
- Reupholstering the fixed seating to ensure it is in line with the rest of the furniture.
- Replacing the existing wallpaper in line with the new, high-quality design.
- Installing new atmospheric lighting and decorative bric-a-brac.

Toilets

Both the ladies' and the gents' toilets will be deep cleaned, revamped and redecorated in line with the new feel of the rest of the venue. Works will include:

- Giving each area a fresh coat of paint.
- Applying repair works where required.

Lobby/Entrance

Changes will be made to the lobby to improve the customer experience upon arrival. This will be achieved by removing the existing lobby entrance to make way for an extended car park and creating a new entrance.

The Kitchen

The kitchen will be given a deep clean, adding equipment and resource where necessary to cater to The Ribble Arms' updated, more premium menu.

The Cellar

Its location will remain the same but minor repair works will be carried out, where necessary.

Outdoor Beer Gardens

The outside beer gardens, which run along the front and side of the premises, will undergo works in order to improve the look and feel of the areas, and catch the eyes of passing trade. Works will include:

- Installing a drinking pergola along the side of the pub, with artificial turf to allow customers to enjoy outdoor dining or drinking all year round.
- Adding decorative planters, potted plants and lighting to enhance the ambiance of the gardens.
- Adding new picnic benches and revamping existing ones.
- Deep cleaning of existing features and refreshing existing planters.

Signage and External Area

The external area of The Ribble Arms will be given a refresh, to match the interior updates. Works will include:

- Installing new and updated signage to showcase the venue's new offering.
- Adding cladding to the front elevations to enhance the look and feel of the pub.

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