



● THE DOLPHIN INN, NEW STREET, TAMWORTH, B77 3EF ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Community local with a premium refurbishment

A major investment will transform the Dolphin into a classic, comfortable community pub. Redecorations throughout the interior will breathe a new lease of life into this pub. We will be refurbishing all the downstairs trading areas of the pub including the bar servery and lounge. These works will complement a recently refurbished function room and a popular beer garden. This welcomed investment will make the pub more appealing to all demographics in local area with a welcoming atmosphere.

Externally, we will be installing all-new signage and lighting to catch the eye of passing trade. There will also be new decorations to the exterior of the pub to enhance the pubs new look.

Community centric area

The Dolphin is in the Staffordshire market town of Tamworth. It is situated on Glascote Road which is one of the main thoroughfares into the town centre. The pub neighbours mixed residential housing and close to a parade of local retail businesses such as shops, takeaways and bookmakers. The demographics surrounding the pubs consists of a healthy mix of families with younger children and retirees. This opens up the market for more daytime and food trade. Tamworth is home to a wide range of attractions such as the well-established Tamworth Snow Dome, Drayton manor Theme Park and Tamworth castle.

Tap into this pubs great potential

The Dolphin already operates as a community favourite. The refurbishment, the introduction of cask ales & food, a function room and beer garden will give the pub the potential to appeal to a broader spectrum of consumers. With 61 covers and a function room with an additional 40 covers, 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

As a suburban site in a very densely populated area we expect the customer base for the Dolphin to be:

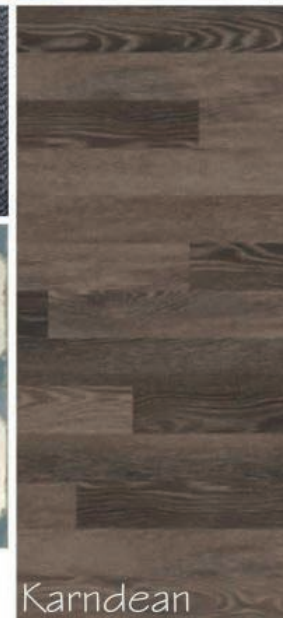
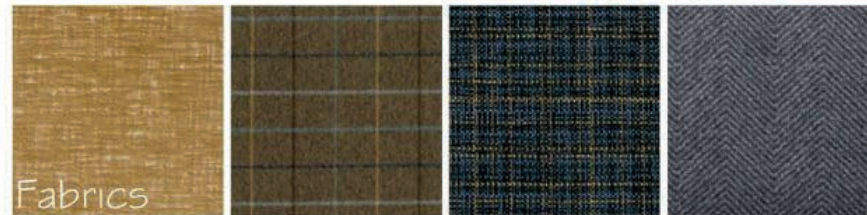
- Locals walking to the site rather than tourists coming to the wider Tamworth attractions.
- Singles looking to meet up with friends to socialise on lower energy midweek occasions
- Couples looking for a quiet drink and larger groups at weekends
- Families from the area looking for comfortable local pub for a bite to eat.

OFFER

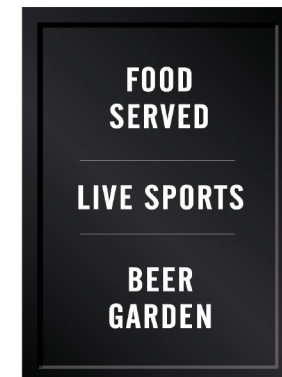
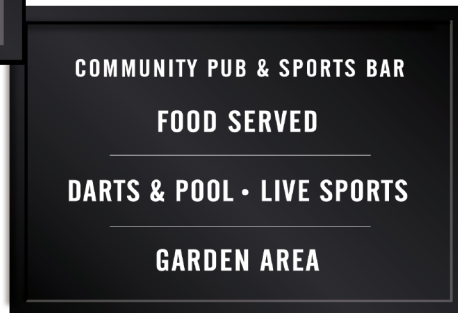
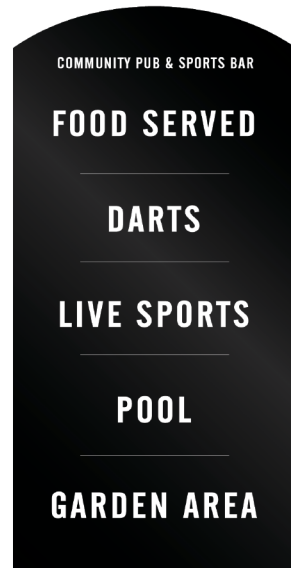
When refurbished, the Dolphin's offer will be:

- Predominantly beer led with cask ales
- A quality spirits offer with premium gins
- A simple, classic pub food menu
- Small coffee offering to compliment the food menu

INTERNAL MOODBOARD



EXTERNAL MOODBOARD



RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

LOUNGE AREA

The lounge area will be refurbished and redecorated throughout to create a comfortable feel to the pub. Works will include:

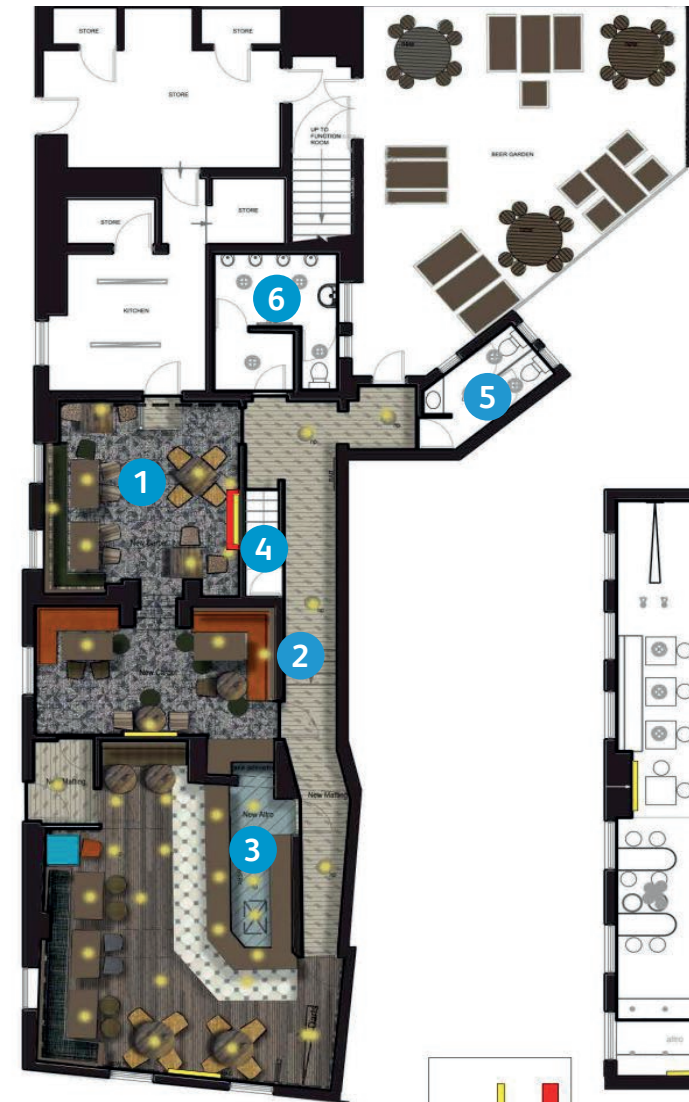
- Strip off timber strappings, make good and re-plaster
- Allow to form non-working feature fire
- Provide new screen adjacent trade kitchen
- Provide new 3/4 height V grooved boarding, including capping rail and skirting to kitchen wall
- Allow to clad existing counter front
- Provide and lay new carpet
- Complete re-decoration throughout

2

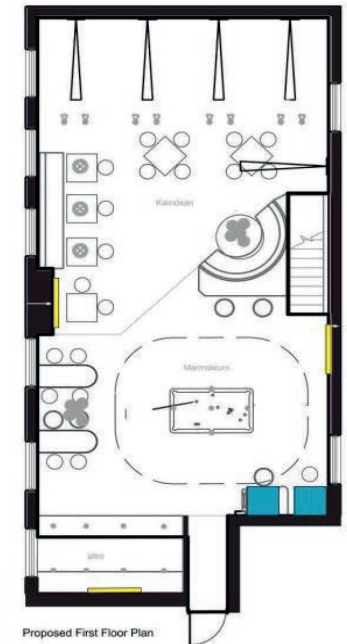
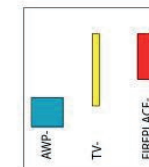
PASSAGEWAY

The passageway will be refurbished with a premium finish, works will include:

- Allow to take up existing matting and replace
- Complete re-decoration throughout



Proposed Ground Floor Plan



Proposed First Floor Plan

FLOOR PLANS & FINISHES

3

BAR SERVERY

The bar servery will be fully refurbished and redecorated. Works will include:

- Allow to upgrade existing counter
- Allow to replace glass to overbar
- Provide new backfitting
- Provide new darts surround and side screen
- Allow to remove existing trophy display and replace with new 3/4 height V grooved boarding,
- including capping rail and skirting
- Strip up existing flooring and replace with new Karndean flooring
- Strip up existing flooring to servery and replace with new Altro flooring
- Provide new bar apron tiling
- Allow to treat areas of damp to walls
- Complete re-decoration throughout

4

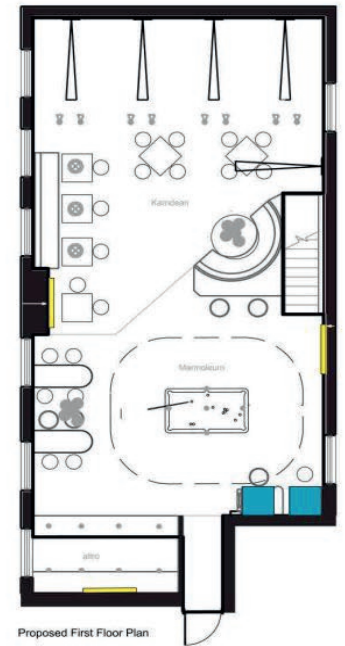
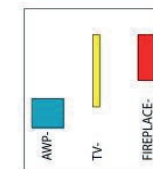
CELLAR

Works will include:

- Complete re-decoration throughout



Proposed Ground Floor Plan



Proposed First Floor Plan

FLOOR PLANS & FINISHES

5

FEMALE TOILETS

The ladies toilets will be refurbished and redecorated. Works will include:

- Allow to clean and minor repairs
- Allow to strip out and replace vanity unit
- Complete re-decoration throughout

6

GENTS TOILETS

The gents toilets will be refurbished and redecorated. Works will include:

- Allow to clean and minor repairs
- Complete re-decoration throughout



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

The pub exterior, lighting and signage will be refreshed to position it as an attractive community pub. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior.

Works will include:

- Installing new lighting
- Re-decorate ground floor
- Jet wash rear patio
- Allow for replacement signage



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**

