

# ABOUT THE OPPORTUNITY



## WHY INVEST?

### External refurbishment planned

We are planning a refurbishment at the Barrels that will focus on improving the exterior of the pub and giving it a name change to The Cannon.

The pub will benefit from new signage, a new covered pergola and new paint to reflect the quality of the pub and improve its kerb appeal.

### Excellent location

The Cannon is situated in the centre of Stopsley a busy suburb of Luton. With a total population of almost 8,914 within a 20-minute walk this pub is in a great location. The population has medium to high affluence bands and would prefer a great high street pub.

### Community favourite

The potential in the pub lies in creating a great food & drinks offer. The Cannon will appeal to locals within the community all year round. With 68 internal covers and 65 external, this pub has huge potential. All we're looking for is the right operator...

## SO, COULD THAT BE YOU?

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## TARGET CUSTOMERS

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

- Locals and people from other surrounding villages looking for a quality, premium traditional pub serving excellent drinks.

## OFFER

When refurbished, The Cannon will offer:

- Premium lagers, craft beers and a great range of cask ales alongside wines and spirits and a small range of cocktails and no and low options.
- Coffees.
- Entertainment and live sport as part of the rhythm of the week.

# EXTERNAL MOODBOARD



# THE CANNON

E FAMILY PUB & RESTAURANT

**SIGNAGE:**

- ITEM A. ONE X NEW PICTORIAL SWING SIGN WITH LINOLITES
- ITEM B. ONE X NEW AMENITY BOARD
- ITEM C. ONE X NEW LOCKABLE POSTER CASE
- ITEM D. ONE X NEW DISCLAIMER SIGN
- ITEM E. TWO X NEW SETS SIGNWRITTEN GRAPHICS
- ITEM F. FOUR X NEW LANTERNS
- ITEM G. SIX X NEW FLOODLIGHTS

LETTERSTYLES. BEBAS / BEBAS NEUE

ALL PLANTING TO BE SUPPLIED BY OTHERS UNLESS SPECIFIED

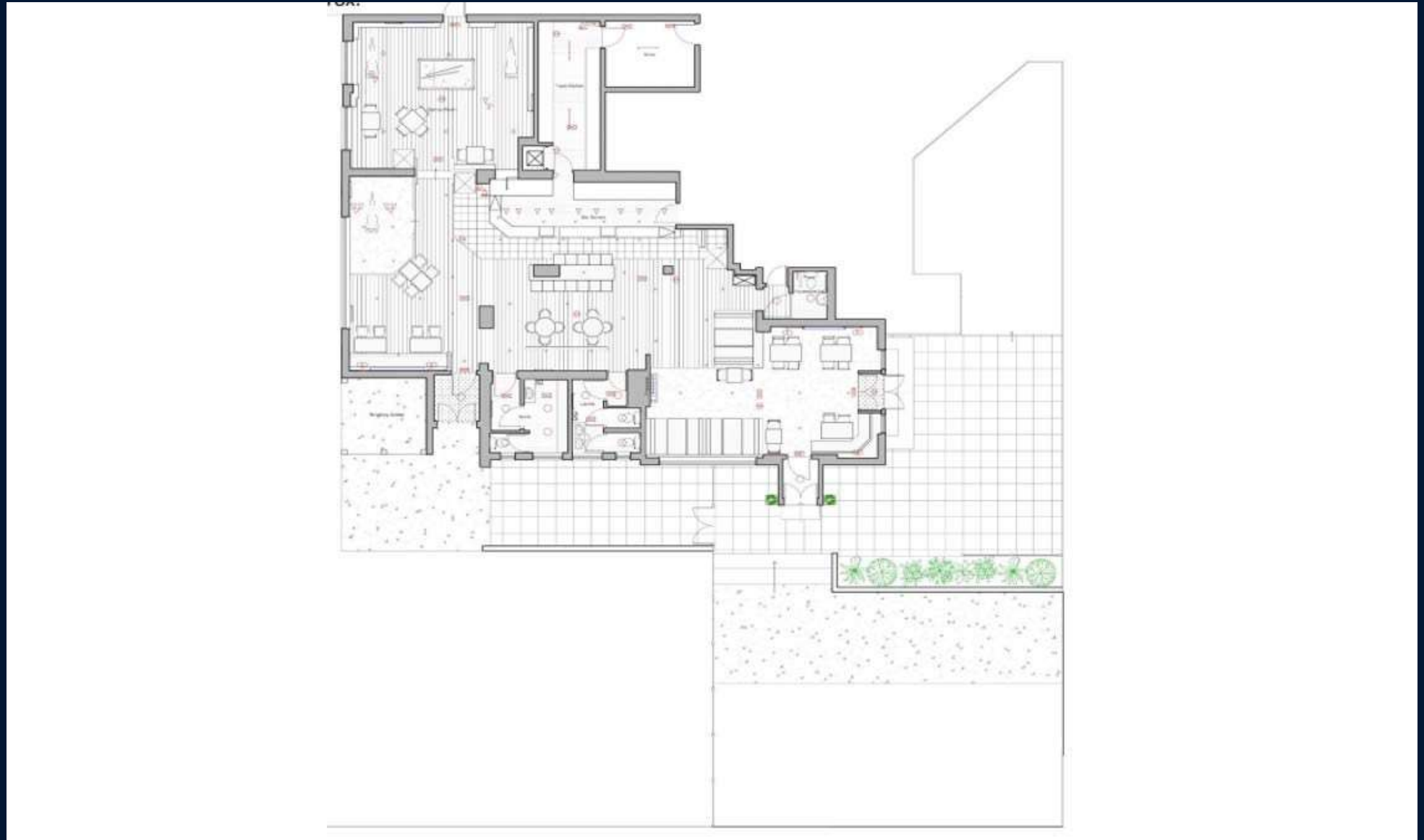
**SIGN COLOURS:**



PLEASE REFER TO PAINT MANUFACTURER SWITCHES PRIOR TO APPROVAL



# RENDERED FLOORPLAN



# EXTERNAL REFURBISHMENT



## SIGNAGE AND EXTERNAL AREA

Works will include:

- External repairs prior to redecoration
- Full new external redecoration
- New signage scheme with the proposed name change
- New lighting
- The construction of a new covered pergola



## 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](http://www.starpubs.co.uk)