



● THE NEW INN, 170 SOUTH VIEW ROAD, BRADFORD, BD4 6PP ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Exciting refurbishment planned at The New Inn, East Brierly!

The full interior at the New Inn will be refurbished, along with the introduction of a new kitchen. The Pub will be renovated to look like a great Premium Local Pub. It will be fresh and modern, but features like the real fireplaces, the snug and of course the real ale which goes down really well with some of the local community. The refurbishment is very much about retaining existing customers, but broadening the appeal to more consumers in the local area.

Externally, we will fully redecorate and resign the pub. A new wooden pergola, and seating area will be added to the rear, which overlooks the scenic golf course.

Sports and community focused area

The New Inn is located East Brierly, which is a lovely village on the outskirts of Bradford, between Bradford and the Birstall area of Kirklees. The Pub has an enviable car park, and the rear of the pub opens up on to the beautiful views of the local golf course. There are almost 800 adults in a 10-minute walk time and well over 3500 in a 20-minute catchment area. There is no immediate competition in the village, with the nearest wet only pub almost a full 10-minute walk away. The nearest food competition is really only accessible via car, making this a great opportunity!

A pub business with bags of potential

The refurbishment will enable The New Inn to open fully throughout the week to customers looking to eat, drink and socialise with family and friends. There is also space for semiprivate functions such as birthdays, wakes and christenings which will help build up the reputation within the local village and slightly further afield. The right operator will be able to offer great homecooked food, a fantastic drinks range alongside a great rhythm of the week, and become a firm favourite venue for the people of East Brierley.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the New Inn will appeal to a very broad spectrum of customers, including:

- All ages and mixed groups
- Local residents including families, couples and singles looking for a pub with a premium feel

OFFER

When refurbished, the New Inn will offer:

- A wide range of quality draught lagers, ciders and Hand Pull Cask Ales will be available, with a good mix of standard and premium wines, spirits and soft drinks.
- Home Cooked Pub Classics and a great Sunday Roast will complement the refurbishment perfectly.
- A coffee offer will be the perfect ending to a meal, or during the day for friends and groups to meet up, accompanied by a nice cake or a scone.
- Menu specials, and classic pub entertainment like pub quizzes will drive footfall through the week.

INTERNAL MOODBOARD



EXTERNAL MOODBOARD



RENDERED FLOOR PLAN

Covers

Internal- 57
External - 52

- AWP
- TV
- Fireplace



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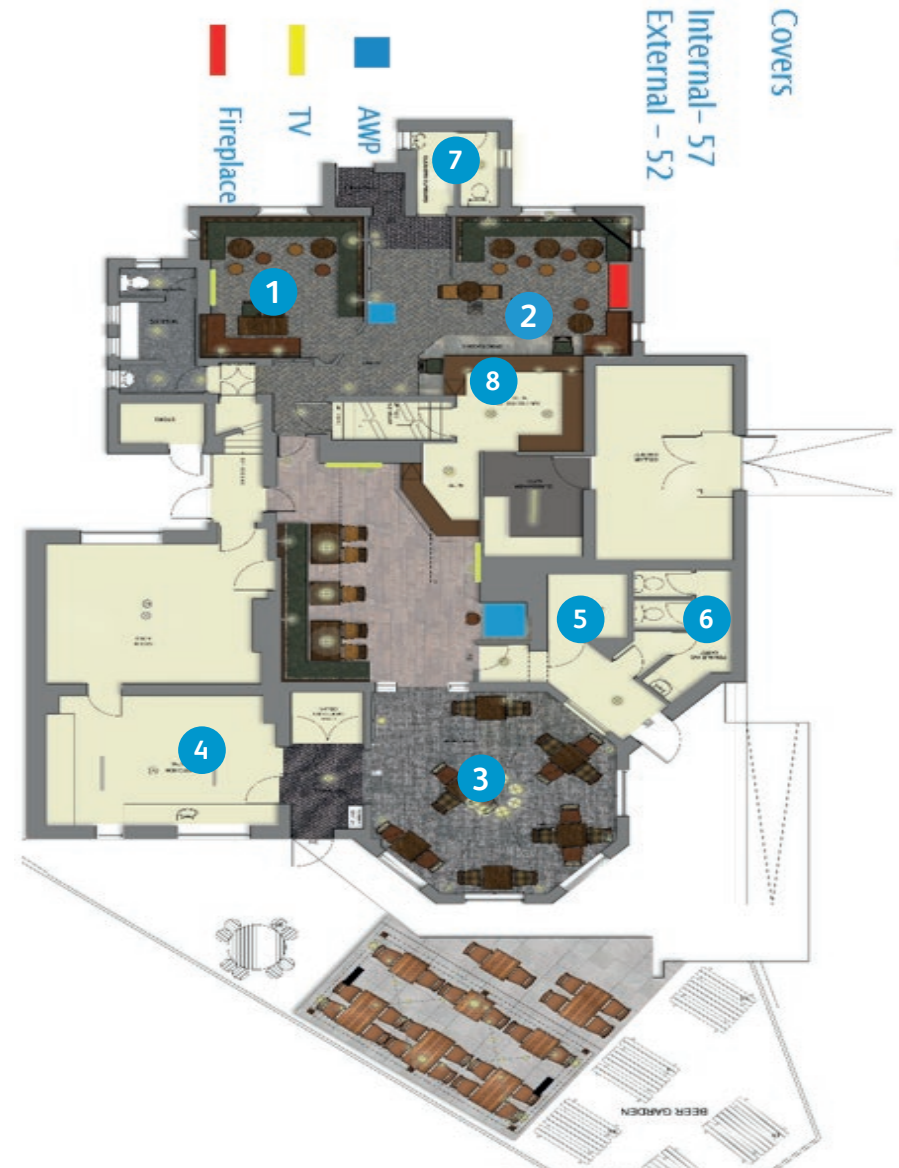
SNUG AREA

- Retain and refurbish existing signage and add new where necessary, retain Tetley signs
- Allow for external decorations and external repairs
- Allow for improved signage from car park to rear entrance, allow for new feature lantern to rear entrance
- Allow to flag area below new standalone timber structure, allow for new lighting below
- Provide new timber framed pergola with shingle roof and required rainwater goods
- Provide new external furniture where indicated on plan
- Allow to disperse existing and add new chippings to existing beer garden

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LOCALS BAR

- Provide new carpet
- Retain existing stone wall
- Allow for full decorations
- Allow to refurbish existing fixed seating
- Retain existing loose furniture, allow to refurbish all low stools, no works to tables
- Provide new bric-a-brac
- Allow for new window finishes
- Retain existing light fittings, main contractor to provide new LED lamps
- Main contractor to survey existing chimney
- Main contractor to provide new adjustable wall bracket to existing TV and existing TV position
- Provide new furniture as noted on plan
- Retain existing AV equipment



FLOOR PLANS & FINISHES

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DINING AREA

- Reupholster existing fixed seating
- Add new pendant lighting as noted on plan
- Allow for new AWP position
- Retain existing timber flooring
- Provide new section of carpet
- Allow for new feature wallpaper above dado height and decorate all other walls and ceilings
- Allow for new bric-a-brac
- Provide new loose furniture
- Allow for new matting to lobby to kitchen
- Provide new signwriting

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KITCHEN & STORAGE

- Allow for necessary repairs to Altro
- Allow for adaptations to provide full electric kitchen
- Allow to clear store of all rubbish

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MALE WC

- Allow for full refurbishment
- Allow for new sparge pipe to urinal
- Allow for new feature tile to $\frac{3}{4}$ high to urinal wall
- Allow for V-groove over boarding to $\frac{3}{4}$ high
- Provide new radiator to gents
- Provide new vinyl flooring
- Provide new decorations
- Provide new lighting to existing positions
- Allow for new WC
- Allow for new sink and taps



FLOOR PLANS & FINISHES

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FEMALE WC

- Lock shut door to Ladies WC off locals, cap off drainage, add 'Private' sign-writing to door
- Allow for repairs and redecorations only to WC off dining area

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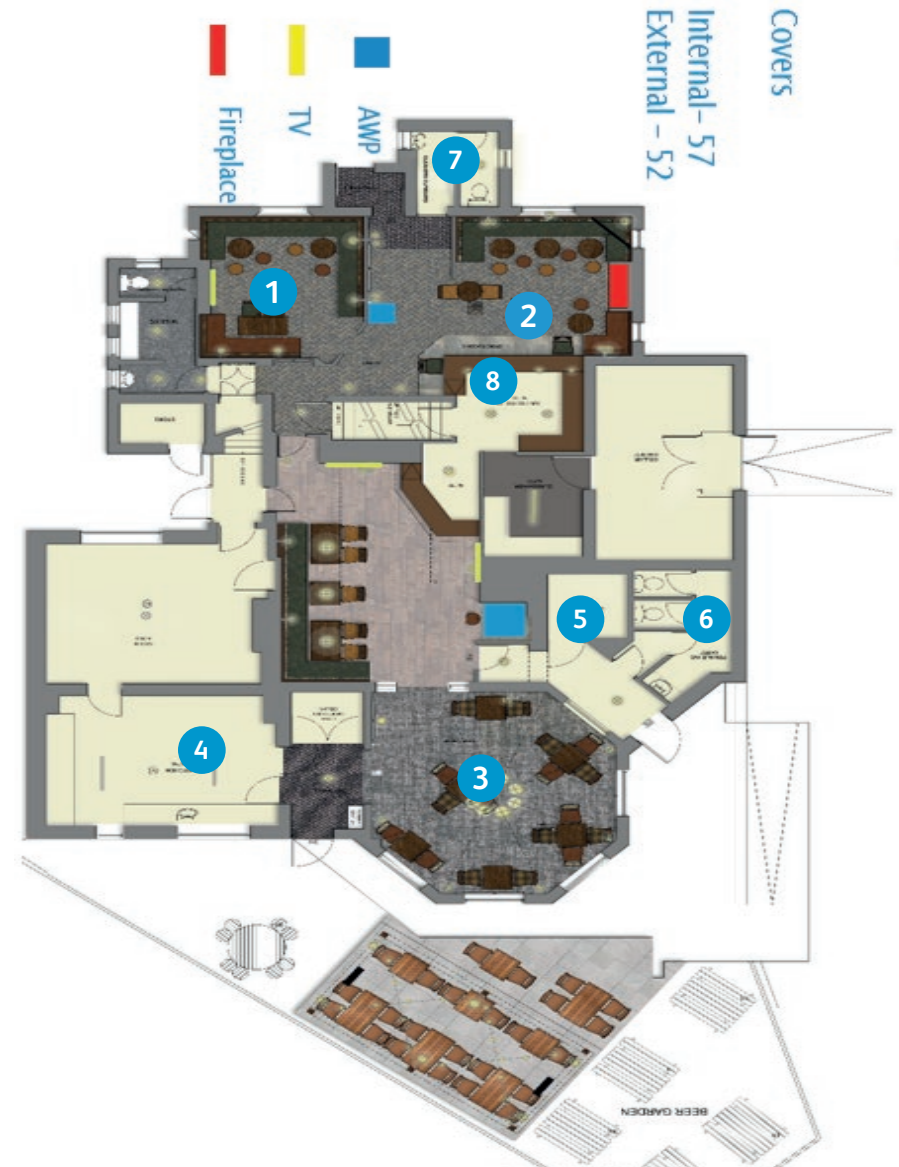
ACCESSIBLE WC

- Allow for repairs and redecorations only

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BAR & BACKFITTING

- Allow to decorate bar front
- Allot to strip, stain and repolish bar tops
- Retain existing Altro flooring and repair where necessary
- Retain existing glass wash, ice machine, bottle cooler
- Retain and refresh existing uppercase
- Retain existing lighting
- Allow for PC sum to replace shelving where non-compliant



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

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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