



About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Paddock Pub Refurbishment Underway!

Become a part of our esteemed JAT estate and seize an exceptional investment opportunity nestled in Rugby's heart. Surrounded by medium to high-affluence households, this pub enjoys a prime location, with approximately 3,500 residents within a 10-minute stroll and just 2 nearby competitors. The growth potential is undeniable.

Elevate Your Investment: Witness the Transformation

With an extensive refurbishment plan, encompassing redecoration, refreshed seating, and a dedicated pool/darts area, this community wet-style pub is poised to be the next local gem. Backed by our seasoned JAT team, you'll have the resources to establish a vibrant weekly rhythm, offering a wide drinks selection, tantalising food options, and captivating entertainment events. Don't miss the chance to transform this space into a thriving hub for all ages and mixed groups, with private accommodation facilities adding an extra allure.

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Target Customers

When refurbished, The Paddox will appeal to:

The Local Socialite:

- Representing individuals within the local community who seek a vibrant social atmosphere. They enjoy catching up with friends and neighbours over drinks and are likely to engage in pub activities like darts or pool. The refurbished pub's community-centric ambiance and diverse drink offerings will appeal to them, drawing them in for regular visits.

The Family Gatherer:

- Families residing in the vicinity will find the refurbished pub an attractive option. With its welcoming atmosphere, varied food menu, and ample seating, it provides the ideal setting for family meals and gatherings. The addition of private accommodation further caters to their needs, offering convenience for longer visits or special occasions.

The After-Work Crew:

- Professionals or office workers seeking a place to unwind after a busy day. With its proximity to workplaces and residential areas, the refurbished pub serves as a convenient spot for post-work relaxation and networking. The diverse drinks menu, coupled with regular entertainment events, makes it an appealing choice for after-work meetups and socialising.

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The Offer

When refurbished, The Paddox will offer:

Drinks:

- Experience our revamped drinks selection featuring the full Heineken range complemented by premium spirits, and a variety of soft drinks to cater to every taste.

Food:

- Indulge in the quintessential taste of Britain with our menu boasting Great British Pub Food, offering hearty classics to satisfy every craving.

Coffee:

- Start the day right with a straightforward coffee offering, ensuring a fresh and satisfying brew every time.

Events:

- Patrons can join for lively entertainment and events held in the pub, promising an engaging experience for all patrons to enjoy.

Internal Mood Board

Community Reference Images



Internal Mood Board

EXISTING BACK BAR MODIFIED NEW ILLUMINATED BOTTLE STEPS WITH MIRROR BEHIND & DECAL



NEW DARTS BOARD SURROUND & DRINK SHELF



NEW DECORATIVE LIGHT FITTINGS



NEW BRIC-A-BRAC



FULL DECORATIONS



EXISTING CARPET CLEANED

NEW HIGH FURNITURE



EXISTING FURNITURE REFURBISHED

NEW FEATURE WALLPAPER

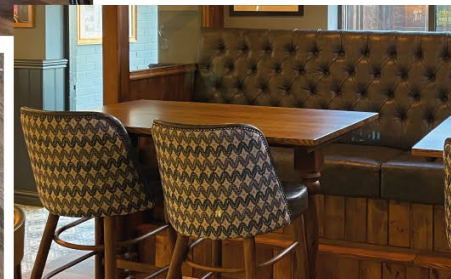


NEW V-GROOVE PAINTED CLADDING TO FRONT BAR

EXISTING TIMBER VINYL RETAINED



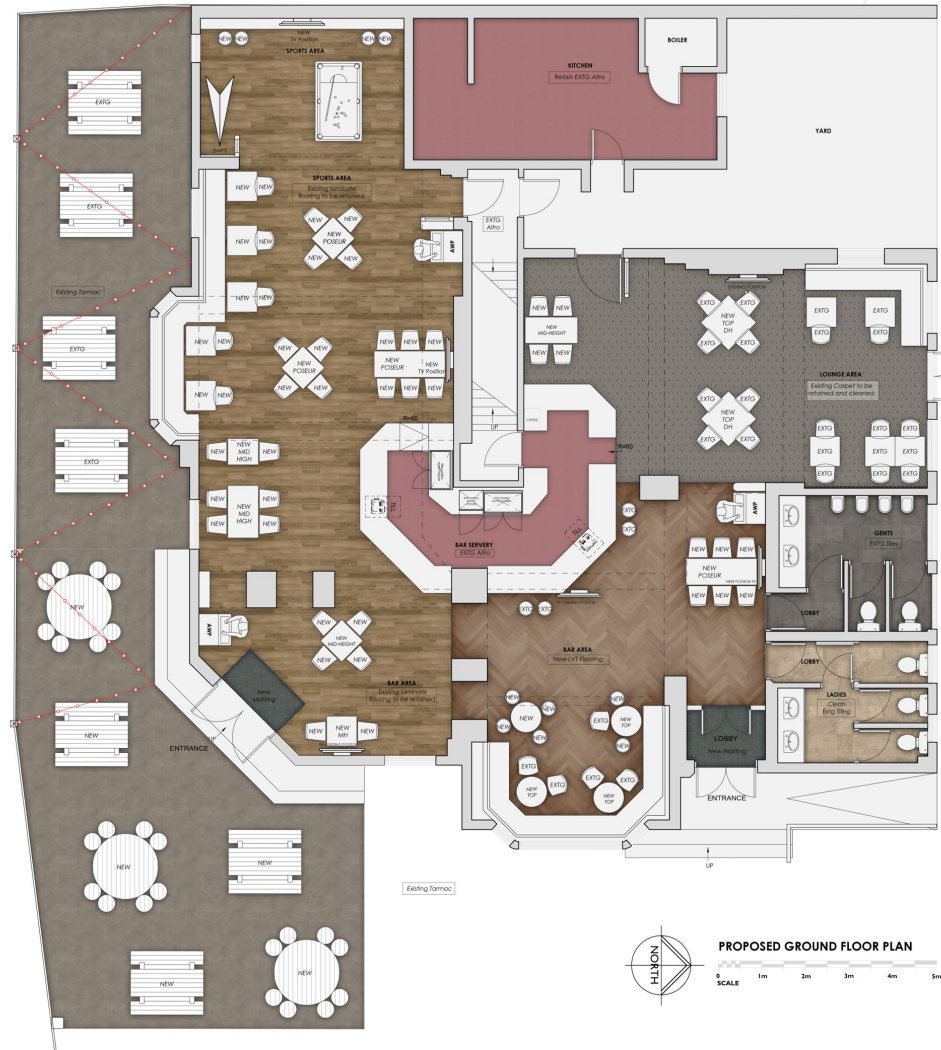
NEW HERRINGBONE TIMBER VINYL



NEW MID HEIGHT FURNITURE

EXISTING FIXED SEATING REUPHOLSTERED

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

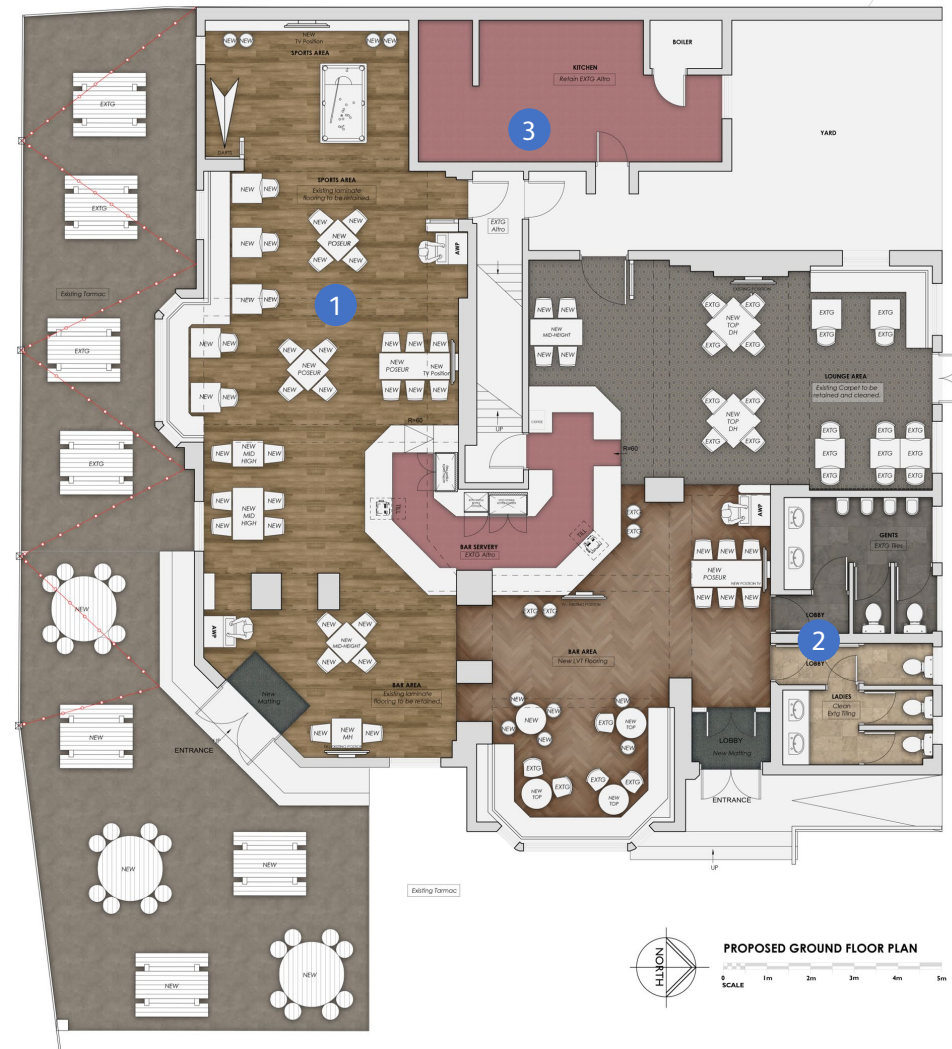
- Complete decoration throughout
- New feature wallpaper
- Improved floor finishes
- New lighting to be provided
- Bric-a-brac design elements throughout
- Allow for all JAT direct works; TV, Music System, etc.
- New darts board with halo surround, electronic scorer, ochre mat and chalkboard
- Recover existing fixed seating
- Adapt backfitting with new bottle steps and shelving
- Reface bar with new frontage

2 Ladies & Gents Toilets

- Reface Gents vanity unit, provide new top
- New vanity units to Ladies
- New ventilation syst

3 Kitchen & Private Accommodation

- New ice machine provided
- Allow for redecoration & new white goods to accommodation



External Refurbishment



Signage and external works

- Full external redecoration
- New lighting & signage scheme
- New furniture to garden area
- Repairing of guttering
- Replacement of bin store fencing
- Reconditioning of external ramp





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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

The Paddox, 260 Hillmorton Road, Rugby, CV22 5EY