



● THE BLACKSMITHS, 47 WARDS END, LOUGHBOROUGH, LE11 3HB ●



# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Unique refurbishment planned

A significant refurbishment will transform the Blacksmiths into a craft-led but traditional student pub. Redecorations throughout will breathe a new lease of life into this pub. Star Pubs & Bars investment will allow for all new flooring to be installed, new fixed seating, toilets and bar upgrades.

Externally the new, 'instagrammable' Beaverton beer garden and a full redecoration of the exterior will appeal to the high volume of students in the area.

### Student focused

The Blacksmiths is located in the popular student town of Loughborough. Loughborough is one of the UK's most popular student towns, famous for its university and in particular its sports provisions with many of the best athletes in the UK training there. The site is close to the university campus meaning massive footfall from students walking past as the head into and out of town. Many students choose to rent rooms here during term time. Aside from the student population, Loughborough is also surrounded by many small affluent villages such as Hathern, Nanpanton and Woodhouse, providing additional scope to attract visitors looking for a high-quality weekend venue.

### Tap into this pub's potential!

The planned refurbishment and its local affiliation give the pub bags of potential. The pub will be able to provide a small, simple food offer. The pub's décor will make it stand out and clearly signal the craft offering. Many of the competitor pubs serve craft but lack the vibe of the Blacksmiths. 63 internal and 36 external covers will set up the pub to be the best bar in the area. All we're missing is the right person to drive it forward....

## SO, COULD THAT BE YOU?

# ABOUT THE OPPORTUNITY



## TARGET CUSTOMERS

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

- Predominantly students of the nearby Loughborough University and young professionals
- Young professionals who live close-by
- Craft beer and premium spirit enthusiasts.

## OFFER

When refurbished, The Blacksmiths will offer:

- Craft beers from market leading brands such as Beavertown and Brixton.
- Simple 'with beer' food
- Premium lagers, premium spirits, and cocktails will also feature on the menu.
- Weekend and weekday entertainment, such as live music and quizzes.



# INTERNAL MOODBOARD





# ADDITIONAL MOODBOARD

Painted Corrugated Steel Wall Cladding



Wall Hung Sinks



Toilets

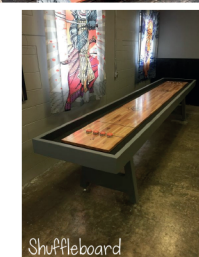
Wayfinding Style



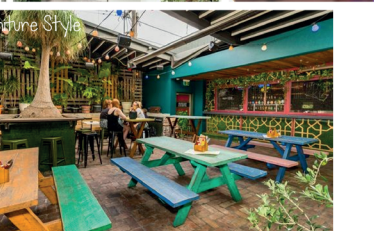
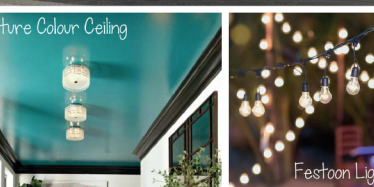
Cubicle Feel



Mirror Style



Shuffleboard



Festoon Lighting

Blacksmiths, Loughborough



# ADDITIONAL MOODBOARD





# FLOOR PLANS & FINISHES

1

## TRADING AREAS

- Allow for feature tile to entrance.
- Allow for new and refurbished flooring.
- Allow for full internal decorations.
- Allow for feature decorated ceilings.
- New and refurbished loose furniture furniture throughout.
- Full refurbishment to Ladies and Gents toilets.
- New bric-a-brac throughout - £6k PC Sum.
- New lighting to new and existing positions.
- Remove 2no. curved booths and make good to all disturbed services.
- Refurbish existing fixed seating.
- Allow for new TVs to existing positions.
- New internal signwriting.
- Retain existing glass wash to existing position.
- Allow for new coffee machine position complete with power and services. Specification to be confirmed.
- Retain existing ice machine to existing position.
- Allow for new audio-visual system with 5no. TVs by specialists.
- Allow for new intruder security system.
- Retain existing CCTV and extend if necessary.
- Full decorations to disabled toilet.





# FLOOR PLANS & FINISHES

2

## LOUNGE DINING

- Allow for full decorations including feature wallpapers.
- Retain, strip, stain and repolish existing timber flooring.
- Retain existing ¾ height panelling and existing brick work.
- New metal uppers to existing screen.
- Allow for new furniture including mid height sharing tables and poseur height furniture.
- Allow to ensure that the working fire is safe and compliant.
- Allow for new TV to existing position. Ensure all suitable power and services are in place.
- Allow for feature ceiling.
- Allow for new lighting to existing and new positions.

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## BAR AREA

- Retain, repair, strip and repolish existing timber herringbone flooring.
- Allow for vinyl flooring.
- Retain existing fixed seating and refurbish.
- Retain existing exposed brickwork.
- Allow to relocate radiator from behind AWP's.
- Allow for new drink shelves next to AWP positions.
- Allow for new and existing TV positions. Ensure all suitable power and services are in place.
- Allow for new furniture including mid height sharing tables.
- Allow to refurbish existing furniture.
- Allow to ensure working fire is safe and compliant.
- Allow for new lighting to existing and new positions.
- Allow for feature ceiling.





# FLOOR PLANS & FINISHES

4

## BAR & BACKFITTING

- Retain existing bar servery. Allow to strip, stain and repolish top and provide new distressed paint finish to front.
- Allow for new hanging glass gantries over servery.
- New feature lighting above servery.
- Allow for new metal framed uppcase.
- Provide full height craft fridge to backfitting.
- Strip, stain and repolish existing top to backfitting.
- Retain existing brickwork to back.
- Provide 2no. new tills to servery.
- New safety flooring to servery.

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## BAR AREA

- Allow for full refurbishment.
- New tiled flooring.
- New wall tiling with full height tiling to cubicle and urinal wall. Allow to strip off all tiles.
- Full decorations.
- Retain existing urinal troughs. Allow to contract clean, provide new sparge pipes, cisterns and traps. Ensure drain is jetted before install.
- Retain existing WC and provide new toilet seat.
- Provide and install new wall hung sinks with feature wall mounted copper pipework and taps.
- Provide new lighting to existing positions.
- New mirrors by bric-a-brac specialist.
- Provide new toilet goods.
- Allow to provide new door to cubicle with new ironmongery.
- New vinyl flooring to lobby.



# FLOOR PLANS & FINISHES

6

## LADIES TOILETS

- Allow for full refurbishment.
- New tiled flooring.
- New wall tiling.
- Full decorations.
- Provide 2no. new WCs and provide new toilet seat.
- Provide and install new wall hung sinks with feature wall mounted copper pipework and taps.
- Provide new lighting to existing positions.
- New mirrors by bric-a-brac specialist.
- Provide new toilet goods.
- New vinyl flooring to lobby.

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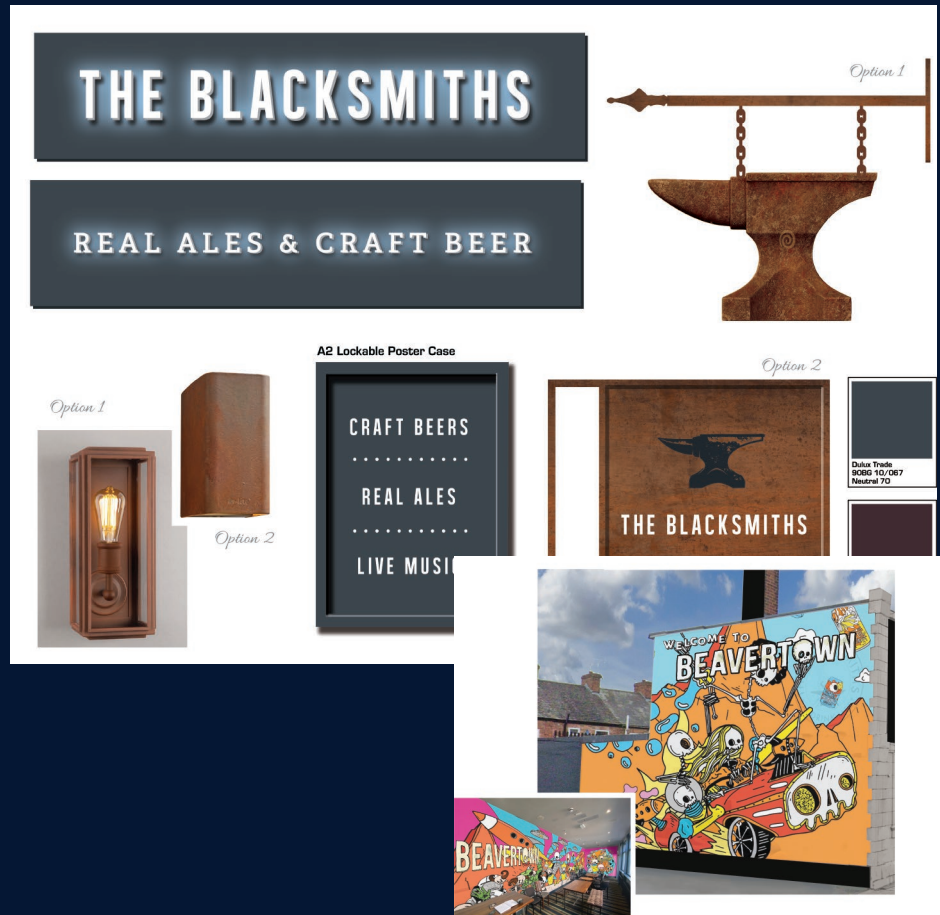
## KITCHEN & PREP AREA

- Allow for all making good and decoration.
- Catering Contractor to reinstate kitchen to current Star Pub specification.





# EXTERNAL REFURBISHMENT



## SIGNAGE AND EXTERNAL AREA

Works will include:

- Full external decorations including feature Beavertown murals.
- Full external signage scheme.
- Allow to open long room to rear and turn into inside outside space.
- Carry out repair to windows as per spend to let survey.
- Allow for Beavertown mural to gable end of building. Artwork to be provided by Beavertown. Design to be co-ordinated and installed by Signage Contractor.

Garden room:

- Remove doors and frame to yard and make good to disturbed surfaces.
- Remove wall and window between existing posts.
- Allow for 4no. external heaters.
- Allow to remove existing wet heating system and cap off from garden room.
- Retain existing ceiling and decorate.
- Allow for new tiled flooring.
- Form new studwork wall and plasterboard and skim. Allow for new door.
- Allow for full decoration and allow for Beavertown mural. Artwork to be provided by Beavertown. Design to be co-ordinated and installed by Signage Contractor.
- Allow for new TV position. Ensure all suitable power and services are in place.
- Allow for 2no. new drink shelf.
- Allow for new furniture.

Yard:

- New festoon lighting by main contractor.
- Allow for full decoration to yard area and allow for Beavertown mural. Artwork to be provided by Beavertown. Design to be co-ordinated and installed by Signage Contractor.
- Design to be co-ordinated and installed by Signage Contractor.



## 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)