



## The Major Oak, Arnold

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## The Major Oak

Rolleston Drive, Arnold, Nottingham, NG5 7JA

### Why invest?

- **Heart of the community** – surrounded by housing in the town of Arnold, this pub has 1,600 adults within a 20-minute walk.
- **Rounded offer** – with pool and darts on offer and Sky Sports on TV, food, vertical drinking areas and rhythm of the week events, this pub will provide something for everyone.

### Target customers

- Older customers will be targeted for daytime trade, while a younger clientele will be present in the evenings and at weekends for rhythm of the week events such as quizzes and entertainment.

### Offer

- The refurbished building will offer a new external seating area to the front of the pub and the externals will be softened by painting and timber cladding to the brickwork to signal the changes.
- The front area will be enhanced with new external furniture, signage and lighting.
- The bar servery will be enhanced to include a coffee station and food ordering point. As well as the main bar area, we will also introduce a great sports area for playing and viewing.



Visuals are for illustrative purposes only. Schemes may vary post completion.



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Click on the  to reveal details of the proposed refurbishment.

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**This is a fantastic opportunity to take on a Just Add Talent pub in a great location.**

With a great set of locals and retention of different zones, this pub has scope to attract a wide array of customers. A games room, sport on TV and rhythm of the week events will provide a far-reaching offer that will appeal to any of the 1,600 locals living within a 20-minute walk. The ideal offer will build close links with the community and teams in the area to build a range of income streams.

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# The Major Oak, Arnold

## Schedule for The Major Oak

### Bar servery and back bar

Works to the bar servery and back bar will include the following:

- New tiling to new coffee position.
- Blade machine added to site.
- New sink and draining area.
- New double and single bottle coolers.

### Bar area

Works to the bar area will include the following:

- New tiled bar apron.
- New vinyl flooring.
- New matting to lobby area.
- New and refurbished furniture.
- New internal signage.
- New sockets with USB ports.
- New screen and drinks shelf.
- New furniture including mid- and poseur-height tables.

### Lounge area

Works to the lounge area will include the following:

- New carpet.
- New fixed seating with new sockets and USB ports.
- New bric-à-brac.
- New decorative wallpaper.
- New TV over fireplace.
- New small waiter station.

### Games bar

Works to the games bar will include the following:

- Cover new fixed seating, introduce new round tables and low stools.
- Provide pool table with ground socket for contactless payment.
- New TVs.
- New matte sections and screen for darts.
- New poseur stools and drinks shelves.
- New bric-à-brac.
- New roman blinds.

### Toilets

Works to the men's and women's toilets will include the following:

- Refurbishment in ladies with new vanity, full decoration, new flooring, tiling, lighting and hand dryer.
- New pedestal basin, WC hand dryer and full decoration in gents.
- New mirror and hand dryer in ladies and gents toilets.
- Full redecoration in accessible toilet.

### Other areas

Works to the other areas will include the following:

- New ducting and SMART dispense install in cellar, plus bottle racking.
- New flooring, desk, chair and comms cupboard in office.
- Up to half of manager's accommodation to be decorated, plus new carpet on landing and in bedrooms. New WC.

### Outside area

Works to the outside area will include the following:

- New benches in beer garden.
- New smoking area with roof, lighting, heat lamps and loose furniture. Bench seating and table internally along with lighting connected to timer switches in each shed.

### Signage and lighting

- A full new signage and lighting scheme will complement the interior refurbishments.