



About the Opportunity



Why Invest?

Exciting Opportunity: The Tailors Arms, Wilford Pub Refurbishment!

A major refurbishment is set to transform The Tailors Arms in Wilford into a standout premium local. The scheme includes a full internal redesign – upgrading the trading areas with new finishes, furniture and layout to create a smart, stylish space that caters to a wide range of customers. With capacity for dining, drinking and events, the pub will be brought back to life as a vibrant, welcoming venue at the heart of the community.

Elevate Your Investment: Witness the Transformation

Outside, the pub will undergo full redecoration and improvements to the patio areas around the front and side of the building, boosting kerb appeal and enhancing outdoor trading. Set in a residential suburb of Nottingham with over 9,000 residents within a 20-minute walk, and just minutes from green spaces, river walks and historic landmarks, The Tailors Arms has strong potential to become the go-to pub for locals and visitors alike

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Target Customers

Couples & Date Nights:

- The stylish new interior, quality food and broad drinks range will make it a top choice for evening meals, casual drinks and weekend outings.

Families and Locals:

- A premium but welcoming feel and a high-end food offer will appeal to families and local residents looking for reliable dining and social occasions close to home.

Groups & Social Drinkers:

- With a spacious layout, upgraded bar and outdoor patio areas, the pub will cater well to groups meeting for drinks, birthdays or weekend gatherings.

Walkers and Visitors:

- Located near river walks and green spaces, The Tailors Arms is perfectly placed to welcome passers-by and tourists exploring this historic suburb of Nottingham.

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The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- A high-end pub food offer, crafted to match the premium look and feel of the refurbished venue.

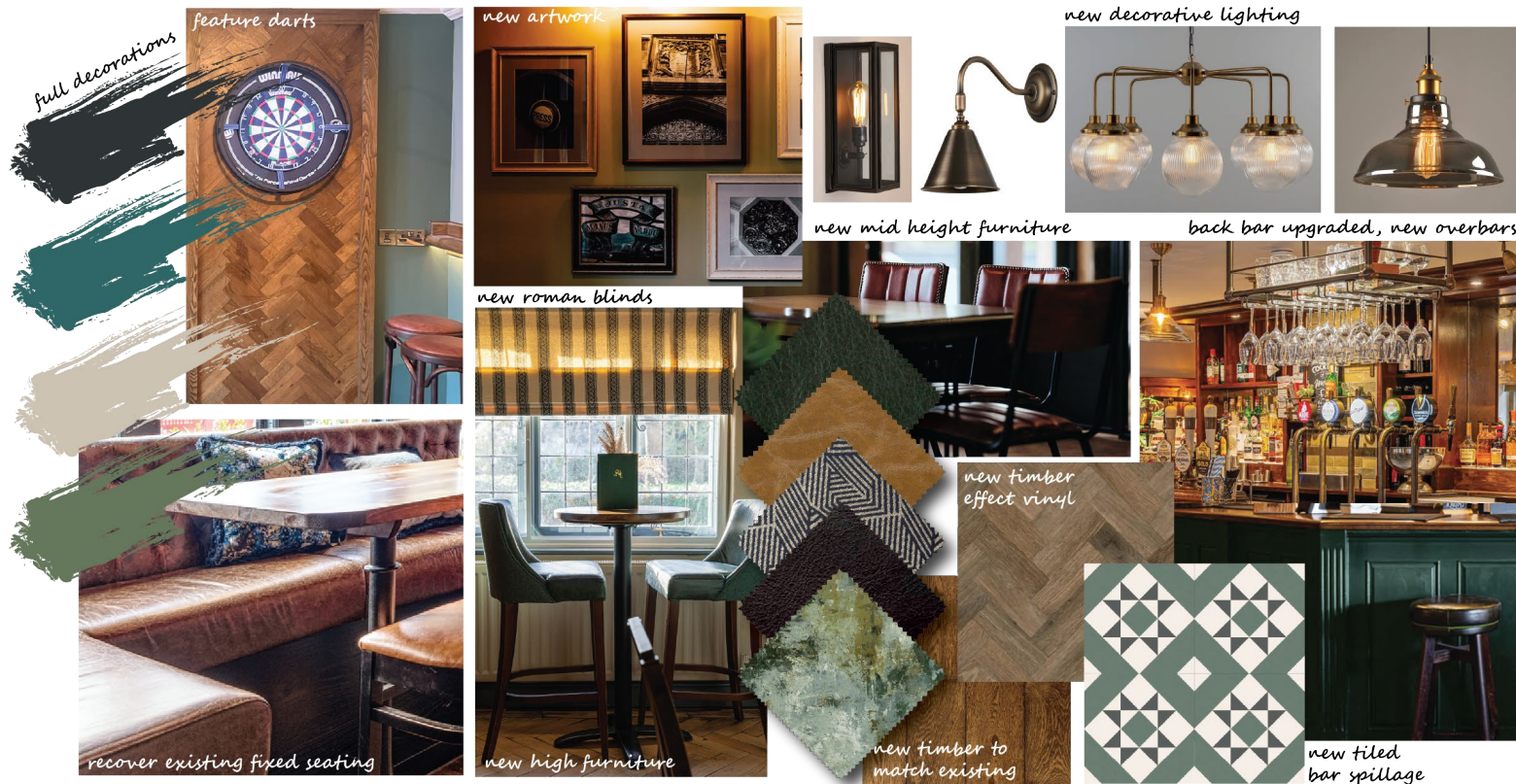
Coffee:

- A coffee offer will be in place to support daytime trade and non-drinkers.

Events:

- The pub will offer live music and events catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

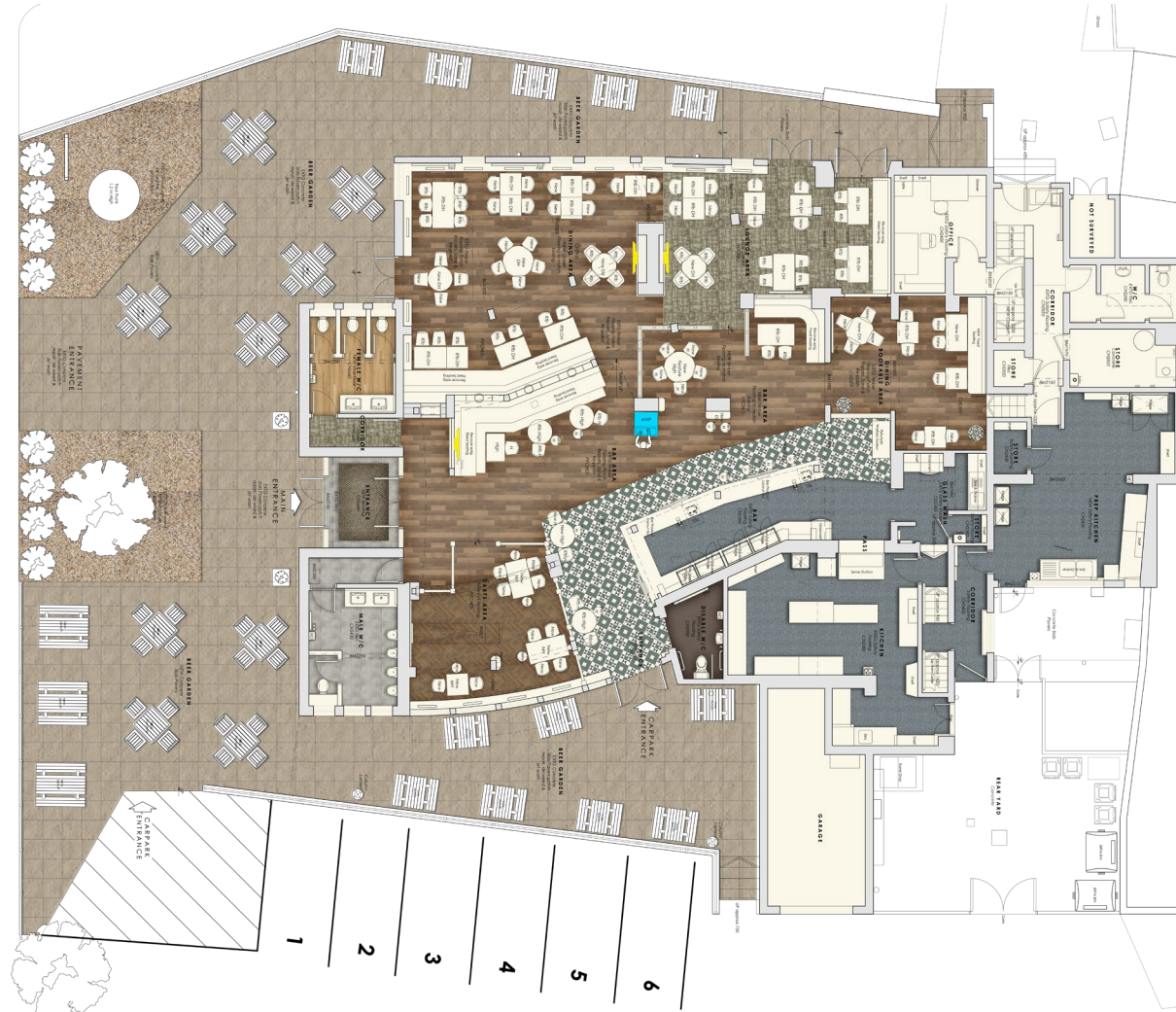
Internal Mood Board



Internal Mood Board



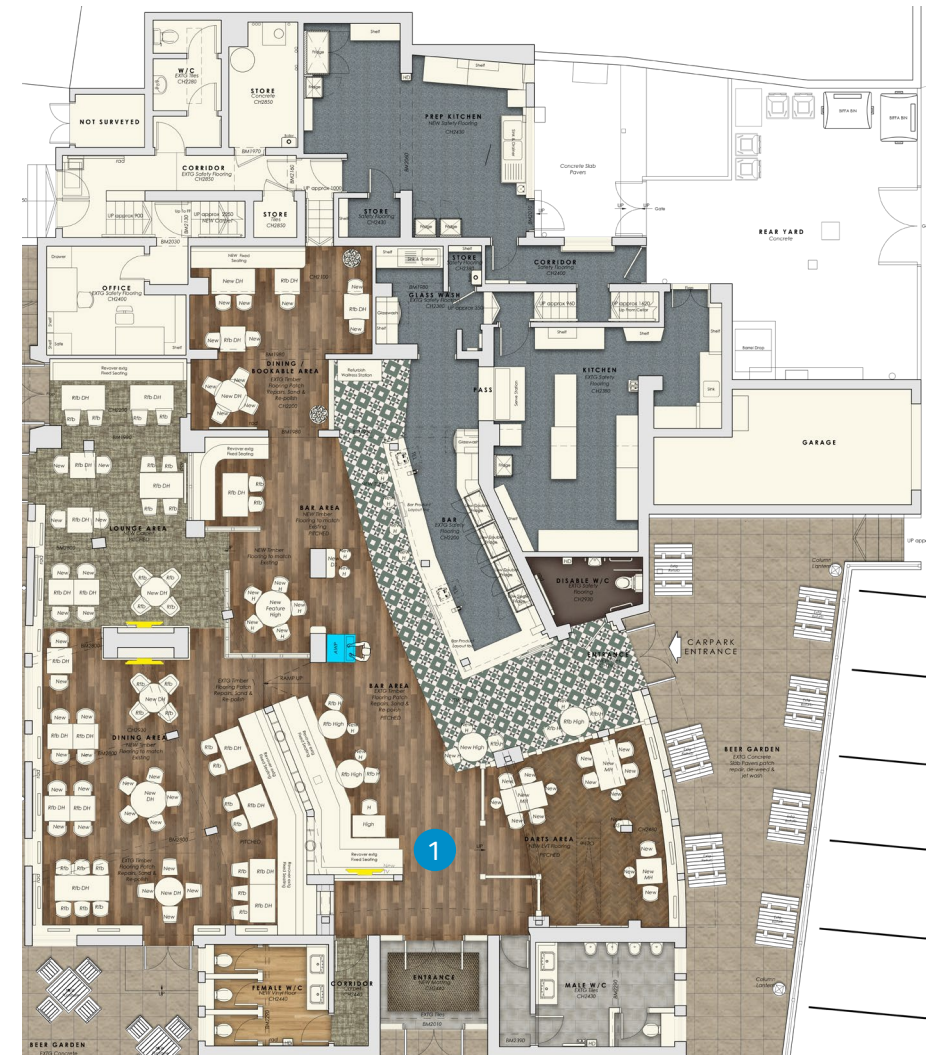
Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Strip, stain and repolish existing timber flooring to bar areas.
- Recover existing fixed and booth seating.
- Infill glazing and paint existing screens within scheme.
- Remove existing seating and make good in far-right bar area.
- Allow for full internal redecoration.
- Retain existing stone flags and allow for additional decoration within scheme.
- Allow for new matting as indicated on plan.
- Remove existing jukebox and make good.
- Strip, stain and repolish existing timber floor inserts.
- Strip, stain and repolish countertop.
- Allow for coffee machine.
- Ensure CCTV system is up to date, wired back to office, with one screen required to bar server.
- Allow for free-pour and shelving, with mirrors to existing backfitting.
- Change tiling to backfitting.
- Replace tiling to fireplace.
- Allow for infill to existing curved booth seating.



STAR
— P U B S —

The floor plan shows a complex layout with various rooms and areas. Key features include:

- Central Corridor:** A large corridor running through the center, with a blue circle labeled '3' in the middle.
- Dining and Lounge Areas:** Several areas labeled 'DINING AREA', 'LOUNGE AREA', and 'BAR AREA' with tables and chairs.
- Kitchen and Prep Kitchen:** A 'KITCHEN' and a 'PREP KITCHEN' are located on the right side.
- Restrooms:** Multiple restrooms are shown, including 'W/C CHANGING', 'DISABLED W/C', 'FEMALE W/C', and 'MALE W/C'.
- Outdoor Areas:** A 'BEER GARDEN' and a 'REAR YARD' are located on the right side.
- Other Rooms:** There are several 'STORE' rooms, an 'OFFICE', and a 'GLASS WASH'.
- Entrances:** An 'ENTRANCE' is located at the bottom center, and a 'CARPARK ENTRANCE' is on the right.
- Garage:** A 'GARAGE' is located on the right side.
- Color Coding:** The plan uses green for outdoor areas, brown for wood flooring, and grey for concrete.

Floor Plans & Finishes

Customer Toilets:

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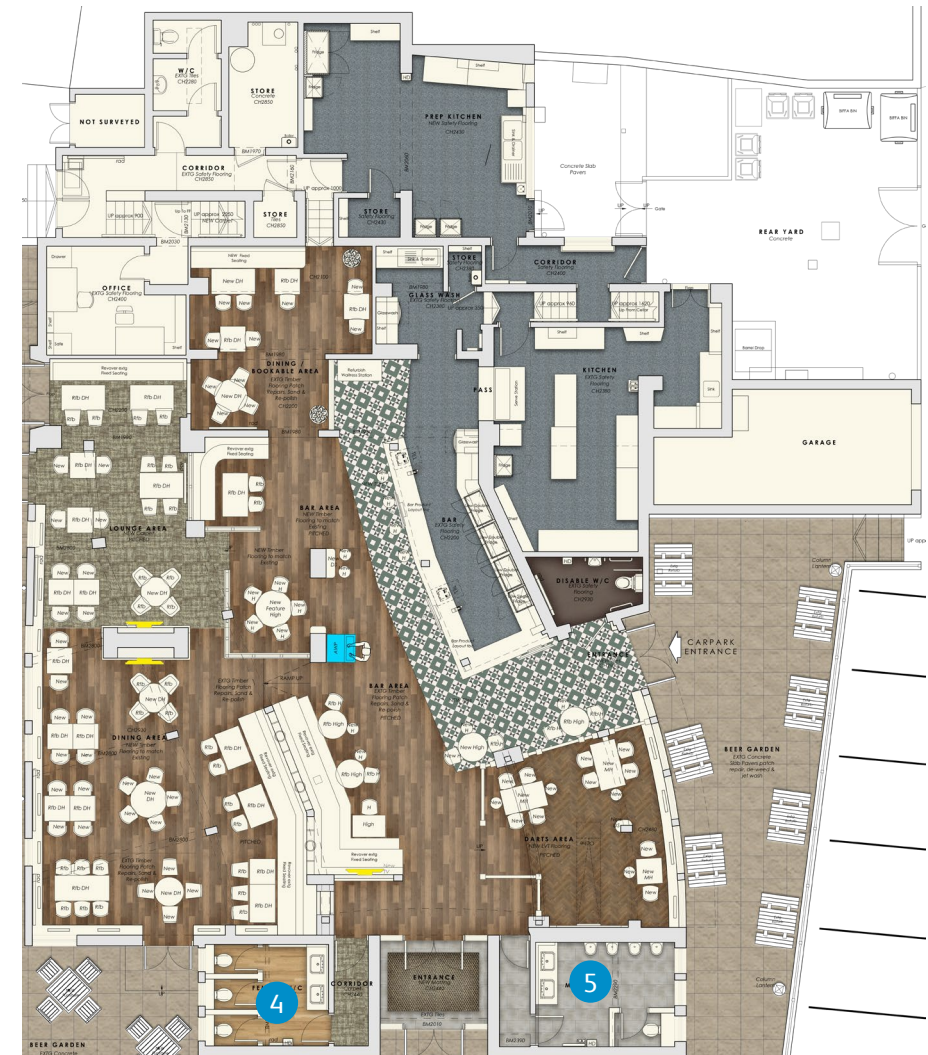
Ladies:

- Allow for repairs in the toilets where required.
- Replace grooved MDF boarding to vanity units and redecorate.
- Allow for angled shelving to WCs.
- Ensure all lamps are in working order.
- Complete decorations to all walls above tiling, ceilings and timberwork.
- Allow for new radiators.
- Clean existing flooring.

5

Gents:

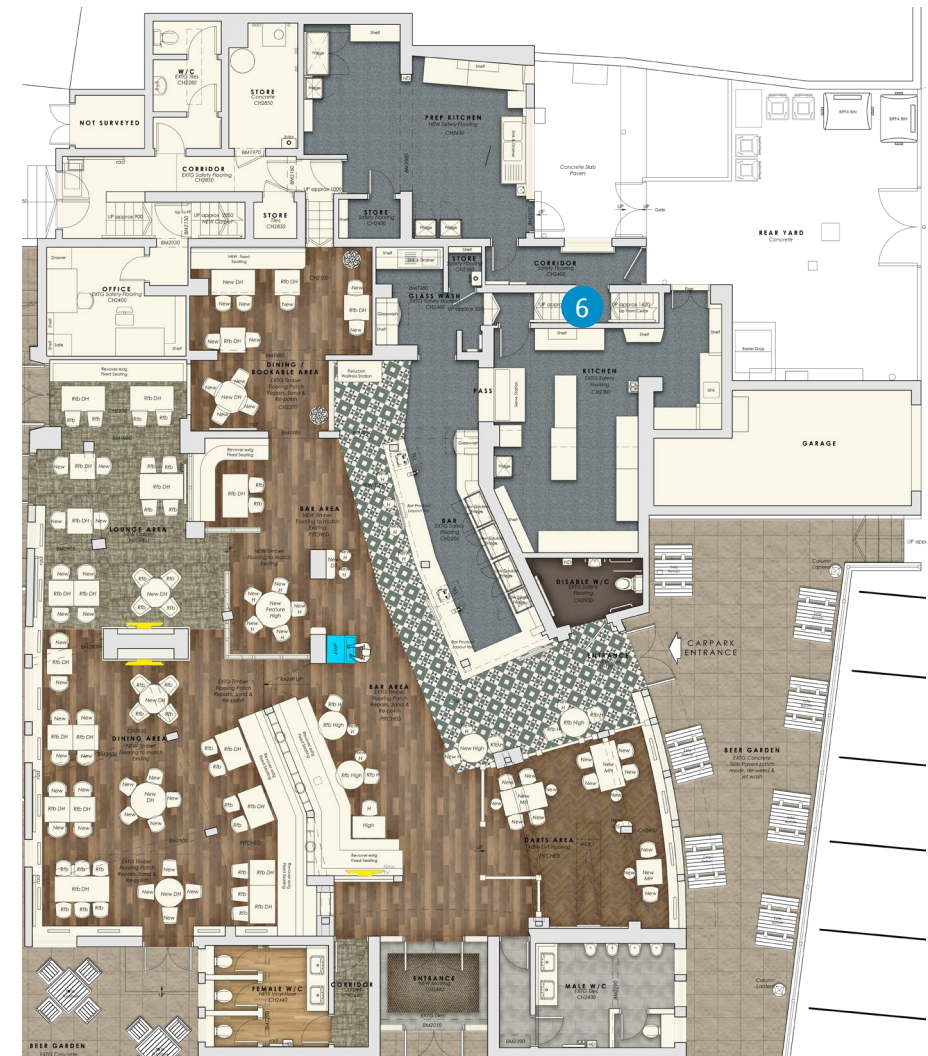
- Allow for repairs in the toilets where required.
- Ensure all lamps are in working order.
- Complete decorations to all walls above tiling, ceilings and timberwork.
- Allow for new radiators.
- Clean existing flooring.
- Ensure lock to door.
- Allow for new spare pipes and traps to urinals.



Floor Plans & Finishes

6 Private Accommodation / First Floor:

- Allow to clear out rubbish from stores.
- Complete decorations to first-floor accommodation, including office, staff room and stairs, and corridor leading up to them.
- Attend to damp at high level to store area and landing and make good.
- Retain staff room in existing position.
- Store to side to be utilised as office, with allowance for all equipment to be wired back to position.
- New vinyl flooring to office, kitchen and bathroom.
- Clear out redundant bedroom.



External Refurbishment



RAL 5008
WINDOWS/DOORS

DH LINNET WHITE
RENDER



THE TAILORS ARMS

Signage and external works:

- Remove existing sleepers to edges of grassed areas and provide new brick edging to suit.
- Remove all planters from the site.
- Allow for full external redecoration.
- Allow for new drinks shelf.
- Repair yard gates and redecorate within scheme.
- Remove section of flags, provide planters and form step up complete with handrails to suit site levels.
- Retain existing benches within scheme.
- Regrout areas of loose paving, jet wash and re-bed where required.
- Repair existing thatched roof.
- Allow for new signage and external lighting scheme.
- Ensure all external lighting is in working order.
- Tidy wiring to site and fix any cabling to the perimeter of the site.
- Provide new branded A-frames to front and rear of the site.



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? Get in touch.

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 www.starpubs.co.uk

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