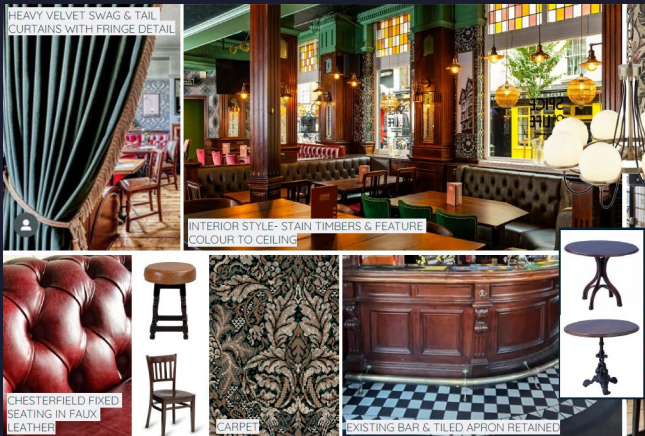




● The Newmarket, Lower Parliament St, Nottingham, NG1 3BA ●



# About the Opportunity



## Why Invest?

### Exciting Opportunity: Newmarket Inn, Nottingham Pub Refurbishment!

We're transforming The Newmarket in Nottingham into a premium high-street pub with timeless appeal. Located just off the Victoria Centre and minutes from the Lace Market, it's set in a striking 1929 building with rich heritage value. The full internal and external refurbishment will bring the venue back to life - blending period features with layered, warm and nostalgic design that celebrates its traditional roots while feeling contemporary and welcoming.

### Elevate Your Investment: Witness the Transformation

This isn't just a cosmetic refresh - we're positioning The Newmarket as a market-leading pub in Nottingham's competitive city-centre scene. Designed to appeal to a wide range of customers - from couples and colleagues to tourists and trend-seekers - it's built to become a go-to for post-work drinks, live entertainment, and stylish nights out. The result? A high-end local with the personality and presence to stand out.

# About the Opportunity



## Target Customers

### Post-work Crowd:

- The city-centre location and premium drinks offer make The Newmarket ideal for professionals looking to unwind in stylish surroundings after a long day.

### Experience-Seekers:

- The blend of heritage architecture, warm lighting, deep tones, and rich textures creates a mood-led atmosphere for those seeking something more than just a drink - perfect for date nights or special occasions.

### Social Groups & Tourists:

- Well-connected to local shopping, nightlife and transport links, The Newmarket will attract local groups and visiting tourists alike looking for a vibrant, characterful pub experience with entertainment at its core.

### Live Entertainment Fans:

- Customers looking for a venue to watch live sports during the day, with plenty of screens, a great selection of drinks, and an inviting space to enjoy the game with friends.

# About the Opportunity

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## The Offer

### Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, 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.

### Coffee:

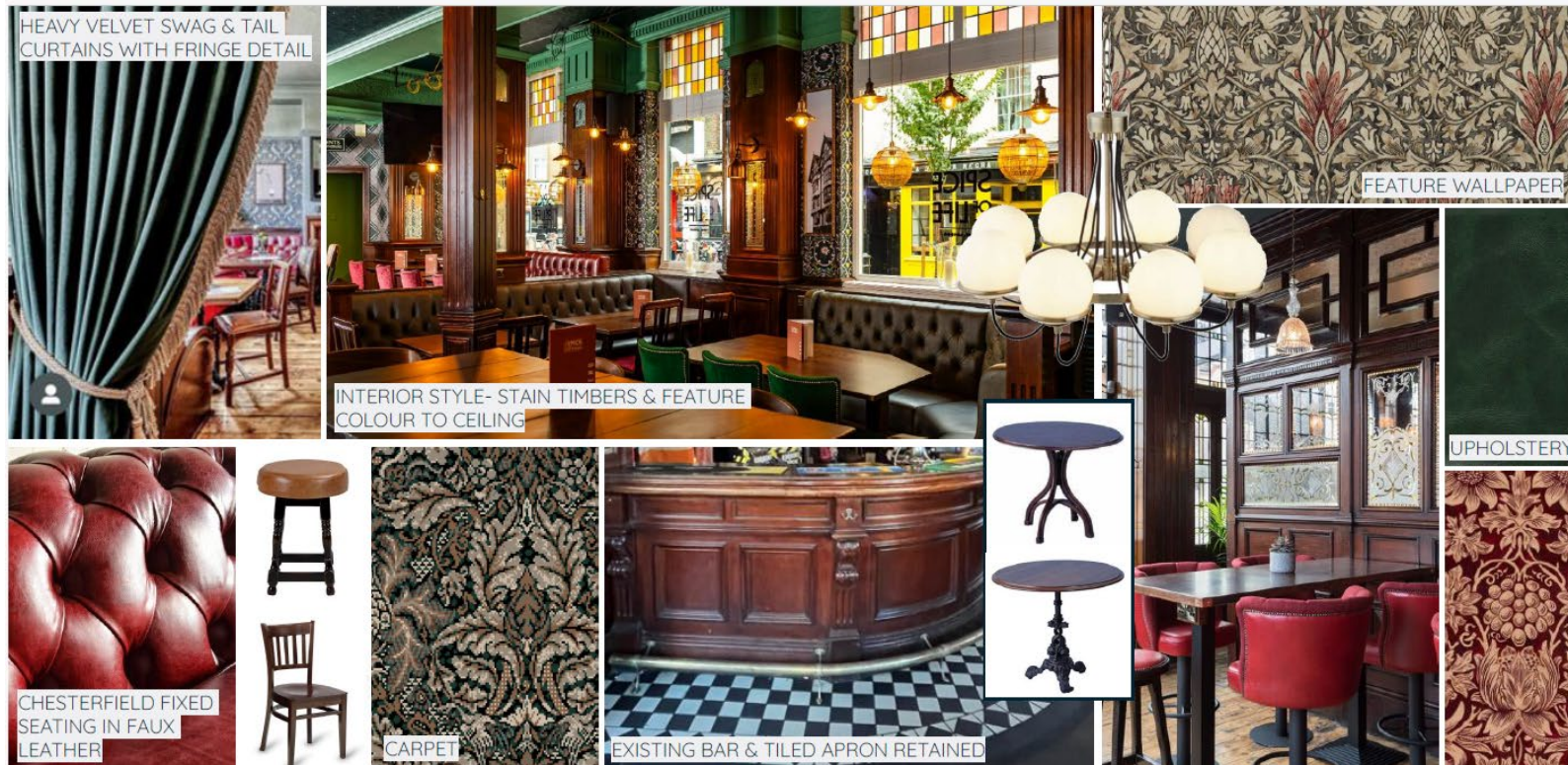
- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

### Events:

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



# Internal Mood Board





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# Rendered Floor Plan





# Floor Plans & Finishes

## 1 General Trade Areas:

- Replace existing flooring with new timber flooring.
- Refurbish and recover existing fixed seating.
- Remove and replace existing seating with mid-height fixed seating in games area.
- Complete internal decorations.
- Install new bar apron to match existing bar.
- Fit new matting as per plan.
- Lay new LVT flooring in games bar.
- Add new ceiling light positions.
- Strip, stain and repolish counter tops.
- Provide coffee machine and standard spec.
- Ensure CCTV is updated and operational, add extra screen to bar servery.
- Add shelving and free-pour to existing backfitting.
- Install new tiling to backfitting.
- Remove section of fixed seating and provide new panelling to create wall.
- Provide new drinks shelf around bar column.
- Provide new drinks shelves in games area.





# Floor Plans & Finishes

## 1 General Trade Areas:

- Install feature darts wall.
- Fit new heavy sway and tail style curtains.
- Add decorative wallpaper to lounge.
- Provide new TVs, zoned sound system, sockets and RCD as required.
- Select new furniture to suit scheme.
- Fit intruder alarm.
- Add USB sockets to plinths.
- Replace light fittings as needed to suit layout.
- Check dimmer system, replace if necessary.
- Install new artwork and poster cases.
- Inspect ironmongery, replace as required.

## 2 First Floor:

- Clear rubbish from stores.
- Complete decorations throughout, including office, stairs and corridor to attic.
- Install new vinyl flooring to office, kitchen and bathroom.



# Floor Plans & Finishes

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## Customer Toilets:

### Ladies:

- Provide new soap dispensers, toilet roll holders and hand dryers in existing positions.
- Ensure mechanical ventilation works.
- Install angled shelving to WCs.
- Retain lighting, check all lamps are working.
- Decorate all walls above tiling, ceilings and timberwork.
- Retain and clean existing flooring.
- Retain WCs, sanitaryware and cubicles.

### Gents:

- Provide new soap dispensers, toilet roll holders and hand dryers in existing positions.
- Retain lighting, check all lamps are working.
- Decorate all walls above tiling, ceilings and timberwork.
- Retain and clean existing flooring.
- Retain WCs, urinals, cubicles and stone flooring.
- Ensure lock to door is functional.
- Replace urinal waste pipes and traps.





# External Refurbishment



## Signage and external works:

- Re-stain existing fixed bench seating.
- Remove all planters from site.
- Complete full external decorations.
- Provide new loose furniture to match existing fixed bench.
- Install new signage and lighting scheme.
- Ensure external tap is correctly positioned.
- Regrout loose paving, jet wash and re-bed as needed.
- Check and repair all external lighting.
- Tidy wiring and fix cabling around site perimeter. Provide new branded A-frames to front and rear. Install new wall lights and remove existing fittings.



## 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.

☎ 08085 94 95 96

🖱 [www.starpubs.co.uk](http://www.starpubs.co.uk)

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