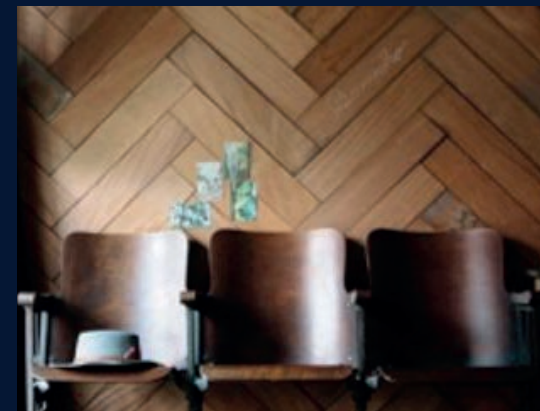




● ROYAL CHILDREN, 50A CASTLE GATE, NOTTINGHAM, NG1 7AT ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Complete refurbishment planned

A significant refurbishment will transform the Royal Children into a craft-led, stylish city centre 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, kitchen and bar upgrades, 'instagrammable' features and a full redecoration of the exterior of the pub.

Inside the pub the walls will be enhanced to include a mixture of exposed brick, timber panelling and bright paint features, while even the ceiling will be treated to feature quirky features such as rope netting.

City centre location

The Royal Children is located in the centre of Nottingham. It's close to the entrance of the world famous Nottingham castle. It's also on the circuit of bars that include other craft led venues and the famous Ye Olde Trip to Jerusalem, allegedly England's oldest pub featuring rooms actually built into Nottingham's famous caves. Nottingham city-centre attracts professionals and students either for work or it's well-known nightlife. There are also over 1,000 very well off 'uptown elite' that live in the city's prestigious Park area of the city within walking distance.

Unmatched potential

The planned refurbishment and it's local affiliation give the pub bags of potential. With new kitchen equipment, the pub will be able to provide a food offer as well as tap into the existing but growing local circuit for craft beers. Many of the competitor pubs serve craft but lack the vibe of an authentic craft bar. **64 internal covers will set up the Royal Children to be the best bar in the area. This is a pub business with great potential, all we're missing is the right person to drive it forward...**

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished Royal Children will appeal to :

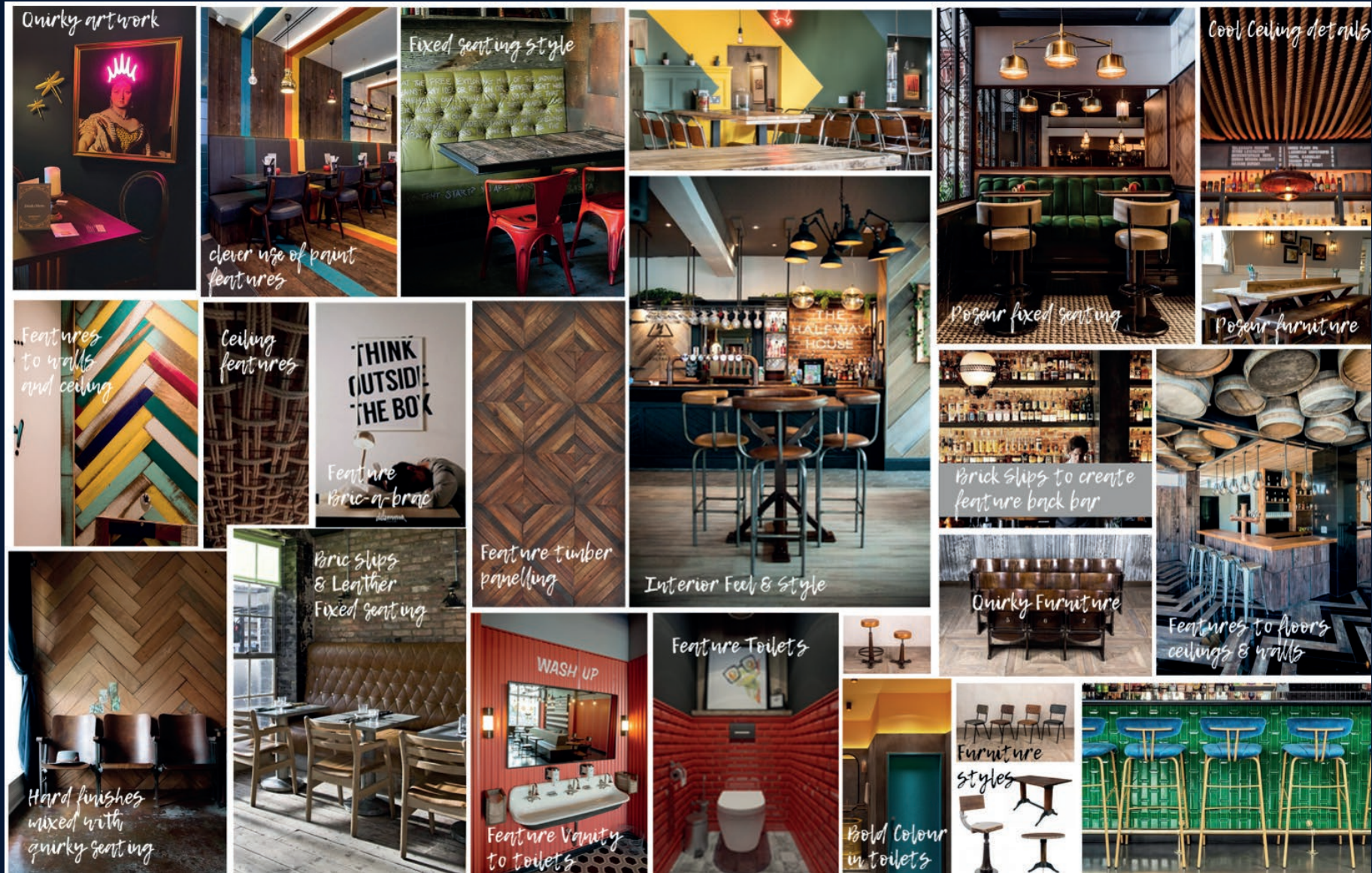
- Predominantly young professionals and transient commuters who come to the city looking for great places to drink.
- 10,000+ people that live within a 10-minute walk.
- Students and local adults who will be able to use the venue to meet up or work from during the day and meet friends and colleagues to socialise with in the evening, both indoor and out.

OFFER

The offer of the newly refurbished Royal Children will include:

- On-trend, simple, 'with beer' food offer with a focus on burgers, sharers, and sides.
- A drinks offer which will be led by an offering of six craft beers from market leading brands such as Beavertown and Brixton.
- Local cask ales, premium lagers, premium spirits, and cocktails will also feature on the menu.
- Monthly entertainment, such as live music, will also play a role in the pubs offer.

INTERNAL MOODBOARD



EXTERNAL MOODBOARD

A

B

C

D

E

G

F

F - LED FLOOD LIGHTS

G

SIGN COLOURS:

- DH MALLARD GREEN
- DH MASTERS GOLD
- DH STONE GREEN

PLEASE REFER TO PAINT MANUFACTURER SWATCHES PRIOR TO APPROVAL

SIGNAGE:
 ITEM A TWO X BUILT UP LOGOS AT HIGH LEVEL
 ITEM B TWO X NEW PICTORIAL HEADERS TO EXISTING SIGNS
 ITEM C TWO X NEW SETS OF IND. LETTERS WITH TROUGH LIGHTS
 ITEM D TWO X HISTORY BOARDS
 ITEM E TWO X AMENITY SIGNS
 ITEM F TWO X SETS OF SIGNWRITTEN AMENITIES TO EXISTING FASCIA AREA
 ITEM G TWO X A BOARDS
 ITEM H ELEVEN X LED-FLOOD LIGHTS
 ITEM I FOUR X WALL LIGHTS

LETTERSTYLES. BLISS BOLD

ALL PLANTING TO BE SUPPLIED BY OTHERS UNLESS SPECIFIED

RENDERED FLOOR PLAN



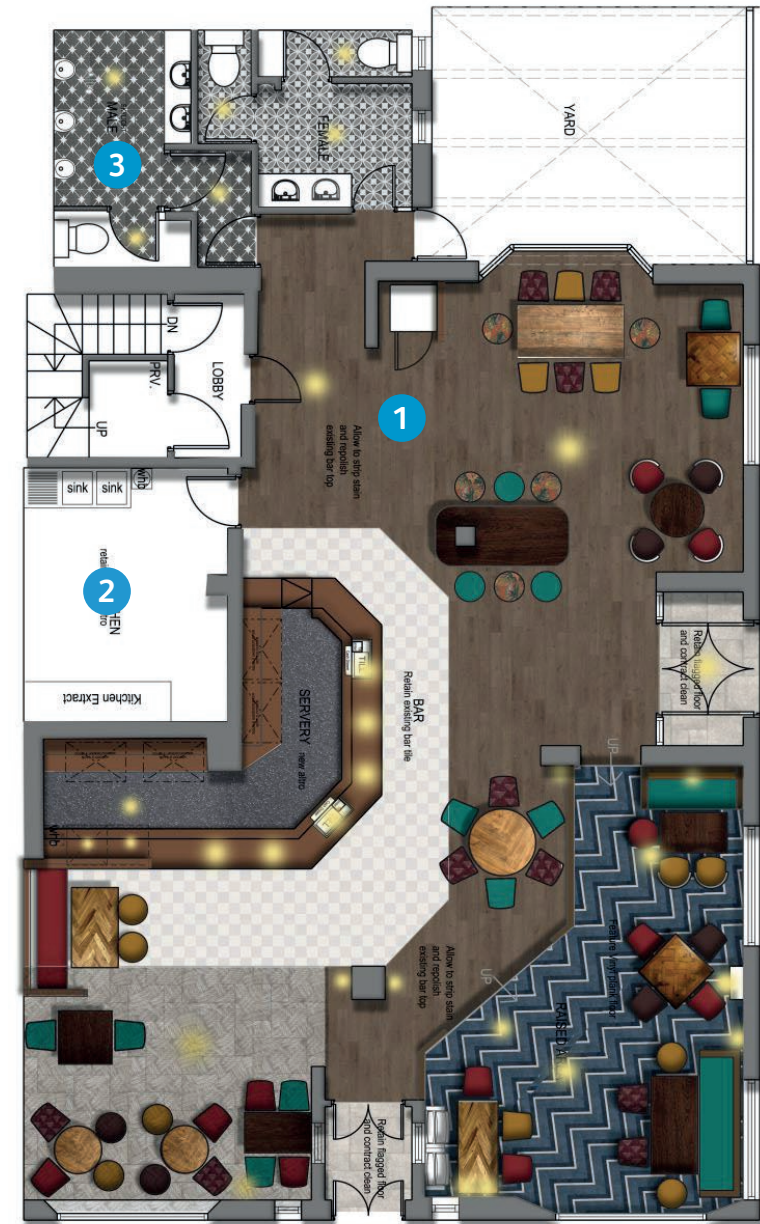
FLOOR PLANS & FINISHES

1

MAIN TRADING AREA

The pubs trading areas will be refurbished and redecorated throughout. Works will include:

- Full internal decoration to walls, ceilings and timberwork
- Provide new uppercase back fitting and retain base section
- Provide new fixed central poseur table to middle of trade area.
- Provide new poseur fixed seating to bar area and remove low section. Re-cover existing settle
- Reface bar counter front and decorate and strip stain and repolish bar countertop and backfitting top.
- Allow to strip, stain and repolish existing timber floor.
- Provide new bar apron to bar counter front
- Provide new altro flooring behind bar area
- Retain existing stone flagged floor to trading area.
- Provide new timber affect plank floor to raised area
- Refurbish existing furniture to be reused and provide new in scheme proposals.
- Provide new light fittings and lamps to new and existing positions to the trading area.
- Provide new theming to main trading areas with pictures, images



FLOOR PLANS & FINISHES

2 KITCHEN

The kitchen will be fully refurbished and redecorated.

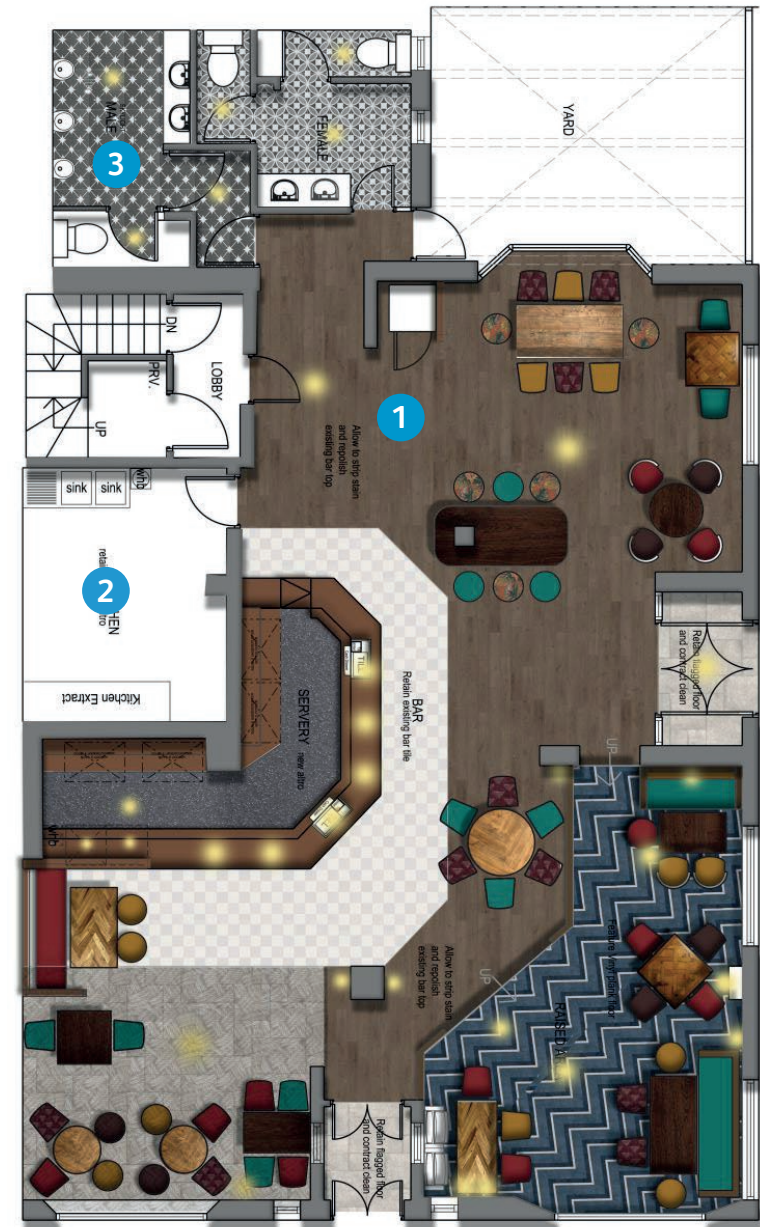
Works will include:

- Make good kitchen area, ensure service requirements are ok for proposals from specialists
- Full decorations to kitchen area walls, ceilings and timberwork

3 TOILETS

Works will include:

- Provide new V boarding to walls to toilet area
- Provide full decoration to walls, ceilings and timberwork
- Provide new vanity unit with sinks and taps etc
- Provide new tiled flooring to toilet area.
- Provide new mirrors to vanity unit position.
- provide power to hand dryer positions
- Provide new lighting to existing and new positions to ceilings
- Allow timber moulds to doors to toilet and decorate.



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

The pub exterior, lighting and signage will be refreshed to position it as an attractive exterior. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior. Works will include:

- Full new external signage, lighting to the external façade of the building as per scheme proposals.
- Tidy up all wiring to façade
- Retain all lower tiling to façade of building.
- Remove all hanging baskets and watering system.
- Allow for full external decoration works to external of the building.
- Remove all lead finish from the glazing.





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