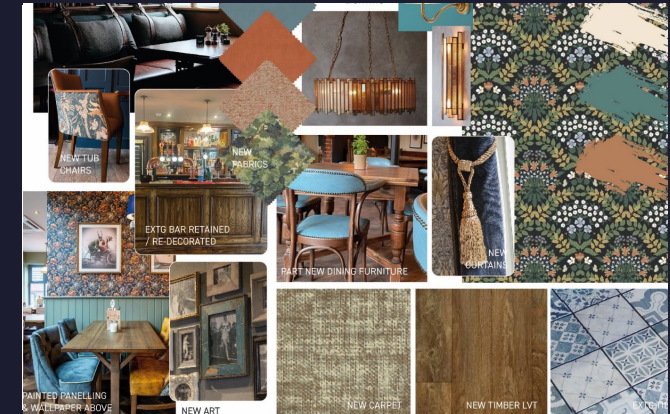




● Three Horseshoes, Brookside, Loughborough, LE12 6PB ●

About the Opportunity



Why Invest?

Exciting Opportunity: Three Horseshoes, Loughborough Pub Refurbishment!

Situated in the picturesque village of East Leake, this pub is poised to transform into a premium local destination. With a full refurbishment planned inside and out, including a complete redesign, new signage, and fresh decor, it will cater to the growing demand for a high-quality venue offering both food and drinks. Featuring 109 internal and 150 external covers, the pub will provide a welcoming environment for locals and visitors, with something to appeal to everyone.

Elevate Your Investment: Witness the Transformation

The pub's transformation will position it as a standout choice among local competitors, offering classic pub dishes, specials, a wide drinks selection, and a full rhythm of weekly events, including live music and quizzes. An experienced operator with a strong understanding of food and the local community will thrive in this space, which is perfectly tailored to the area's medium- to high-affluence demographic and their demand for a premium, engaging pub experience.

About the Opportunity



Target Customers

Couples and Mixed Groups:

- Locals and visitors looking for a stylish yet relaxed venue to socialise, enjoy quality drinks, and share meals. The pub's refreshed premium atmosphere will make it a favourite for casual outings and special occasions.

Families:

- Families seeking a friendly spot to enjoy a meal together or celebrate an occasion. With a welcoming atmosphere and plenty of space, both indoors and out, the pub will cater to diners of all ages.

Social Drinkers and Diners:

- Community members wanting a lively spot for evening drinks, classic pub food, or an afternoon coffee. The premium local offer will appeal to those who appreciate a well-rounded, quality experience.

Event Seekers:

- Locals who enjoy entertainment such as live music, quiz nights, and special events. The pub's engaging calendar of activities will draw people in for regular visits and foster a sense of community.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of drinks, including premium lagers, ciders, spirits, wines along with a great range of soft drinks and low & no options. This variety caters to everyone, from regulars enjoying beers to visitors seeking a more premium experience, ensuring the pub appeals to a broad audience.

Food:

- A premium menu of classic pub favourites and specials will be on offer to complement the drinks selection.

Coffee:

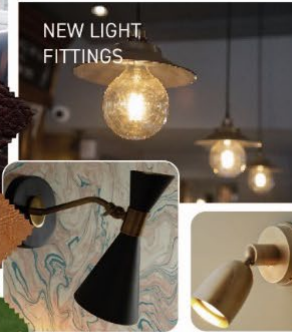
- Quality coffee can be offered, attracting to daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

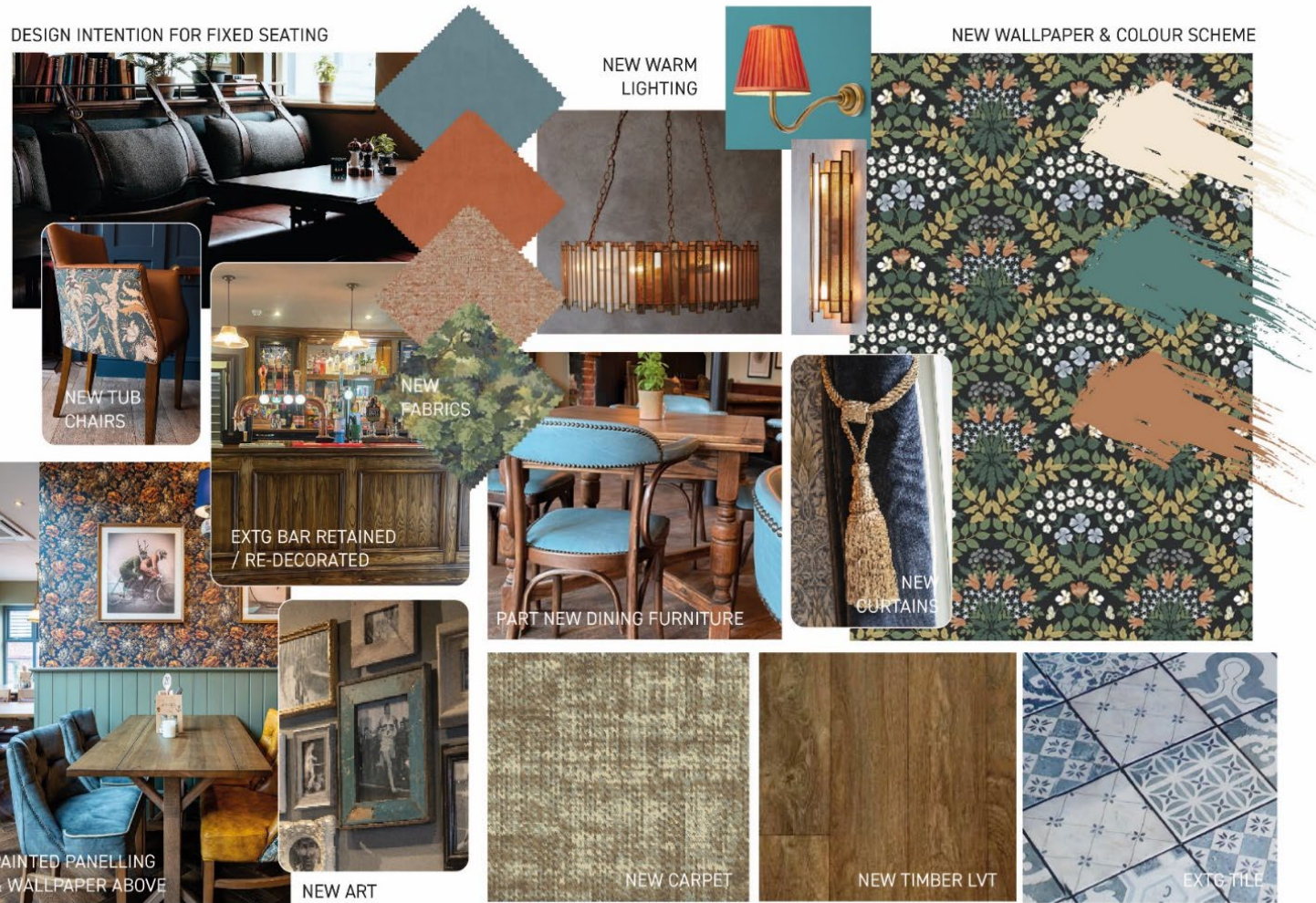
- The pub will offer live music, quizzes and entertainment catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board

OVERALL LOOK & FEEL



Internal Mood Board



External Mood Board



NEW GARDEN SHED STRUCTURES TO HOUSE BOOTH SEATING WITH DECORATIVE LIGHTING & HEATERS



OVERALL FEEL



EXISTING INDIAN STONE PAVING

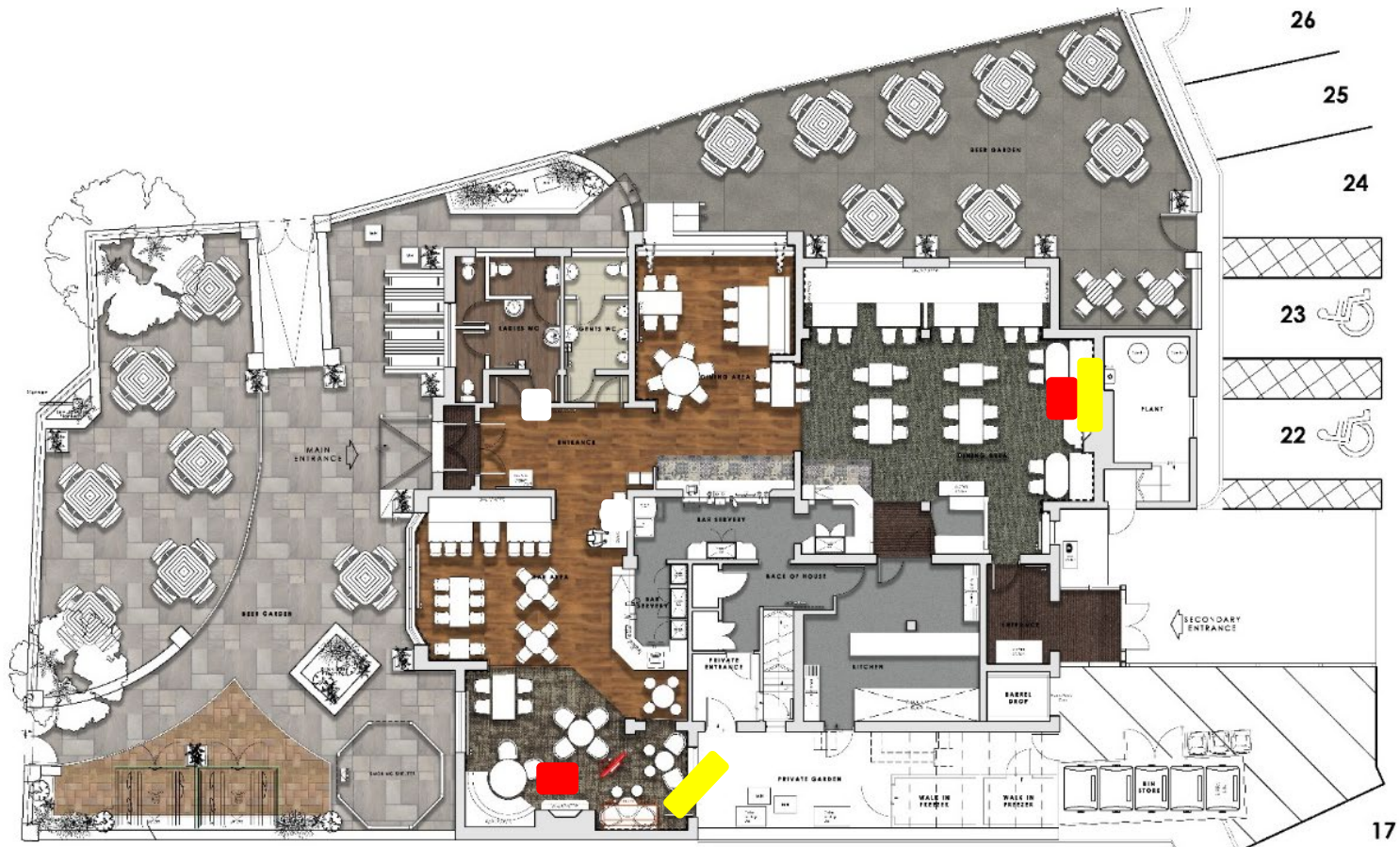


EXISTING BLOCK PAVING



NEW CIRCULAR PICNIC TABLE WITH BIRRA MORETTI PARASOLS

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Remove the existing fixed seating in the bar area.
- Reupholster dining-height and mid-height fixed seating.
- Install new flooring, including matting at entrances and vinyl or Karndean flooring.
- Replace back bar tiles and supply one new glass wash basin.
- Complete full internal redecoration of trade public areas, including WCs and bar counters.
- Add new furniture and bric-a-brac throughout, including curtains and blinds.
- Install new decorative lighting throughout.
- Repair and refurbish Gents' and Ladies' toilets, including replacing vanity units and decorations.
- Repair damaged timber panelling in dining areas.
- In the Ladies' WC, add new vinyl flooring with coved skirting, regROUT wall tiles, and install a new radiator and vanity units.
- In the Gents' WC, add new vinyl flooring, regROUT wall tiles, install a new pedestal sink, and replace waste pipes to urinals.



Floor Plans & Finishes

2 Trade Kitchen & Cellar:

- Fit the cellar with a new curtain; no other works required.
- Repair vinyl flooring in the kitchen.
- Clean and retain the kitchen extractor system.

General Works:

- Ensure the property complies with electrical, gas, emergency lighting, and fire alarm systems.
- Assess and upgrade the existing hot water and heating system as necessary.



External Refurbishment



Signage and external works:

- Perform external pre-decoration repairs.
- Redecorate the main pub building, including painted render, masonry, and external fencing.
- Install new signage and lighting, including fascia boards, letters, and a hanging sign (subject to planning approval).
- Repair doors and windows, focusing on high-level windows as needed, and prepare for decoration.

- Conduct local repairs to existing cladding on the side elevation and redecorate.
- Investigate and ensure the chimney is in full working order.
- Repair and extend stone paving and low-level fencing to the car park boundary.
- Repair and decorate the bin store gate.
- Repair and decorate the existing smoking shelter.
- Install new external quality double doors to the rear car park.



STAR
— PUBS —

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

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