



The White Lion, Beeston

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The White Lion

Middle St, Beeston, Nottingham, NG9 1FX

Why invest?

- **Extensive Refurbishment Planned** – The White Lion is set to become a thriving hub in Beeston, completely transformed from the dated, wet-led pub it once was. It will be an exciting and modern venue, enhanced by a contemporary interior design and stylish features. Distressed timber cladding and aged coloured leather will contrast with bright feature fabrics to truly transform the feel of the pub. Alongside this, an upgraded kitchen and redesigned bar servery will produce a premium food and drink offer. Combined, these works will ensure the pub appeals to a wider demographic, who are looking for a vibrant atmosphere, delicious food and a great drinks range.
- **Great Location** – The White Lion is located in the bustling heart of Beeston, an area which has seen significant investment in recent years. In the site directly opposite, for example, a new 8 screen cinema and 132-home apartment complex is being built, so passing footfall is ever-growing. Also nearby is the main campus of Nottingham University, as well as lots of new housing developments and the head office of a large national company. As a result, there are over 21,000 people living within a 20 minute walk. All these people will be looking for a standout pub offering contemporary food and drink in a stylish setting.
- **Fantastic Potential** – The transformational refurbishment, with a vibrant menu and an exceptional beer garden, will create a stand-out pub capable of trading at all points of the day. The spacious and versatile venue will be able to host popular events such as vinyl nights and whisky tastings as well as more private functions. This high quality offer will be amplified by the cutting-edge interior design and vibrant atmosphere of the pub – all ensuring it stands out from competitors.

Target customers

Once refurbished, The White Lion will appeal to:

- Young parents looking for a relaxed environment for coffee, cake or brunch.
- Office workers and shoppers looking for a quick bite to eat at lunchtime.
- Groups of friends wanting a casual drink in a unique environment.
- Colleagues who want to unwind after work with drinks in a trendy space.
- Families looking for a mid-week or weekend treat.

Offer

Post-refurbishment, The White Lion will be transformed into a characterful and quirky pub, offering:

- A new attractive venue in Beeston, where customers can spend their time in an exciting atmosphere.
- An updated menu with a unique and current food offering.
- A wide range of quality drinks, from local and national craft beers and cask ales to specialist gins and spirits.
- A great coffee and brunch offer served during the day.
- An exceptional outdoor area, perfect for summer gatherings and a la carte dining.

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Click on the **i**
to reveal details of the proposed refurbishment.

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This is a fantastic opportunity to take on a pub business that's ready for refurbishment and growth.

This project will significantly enhance the business' 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.

Call on 08085 94 95 96

Or follow the simple online application process at www.starpubs.co.uk



Schedule for The White Lion

Bar Servery

The bar servery will be adjusted in size to better display the pub's offering and serve customers in the most efficient way. Constructed in a sleek and contemporary style, it will be decorated in line with the trendy look and feel of the pub.

Works will include:

- Altering the shape of the existing bar.
- Forming a new servery with a bar top and back bar gantry, illuminating the improved drinks offer.
- Adding brass finishes to the servery, for an aged and premium effect.
- Laying a new tiled bar apron.
- Laying new safety Altro flooring inside the servery.
- Finishing the servery with decorative signage and planting.

Bar Area

The main bar area will be completely refurbished with a mix of distressed and painted finishes, establishing an attractive feel throughout. This will create a vibrant and energetic space for customers to enjoy casual drinking with friends and family.

Works will include:

- Sanding, staining and resealing the existing timber flooring.
- Forming a new opening in the existing entrance area wall, creating an easier flow of service and greater sense of space.
- Introducing a variety of poseur and mid-height sharing tables and chairs, upholstered in a variety of bold feature fabrics and aged leather.
- Adding feature banquette-style sharing tables with a mixture of wooden stools for more sociable occasions.
- Creating new leather button-back fixed seating, with a feature wall finishes above.
- Decorating the walls in a variety of exposed timber cladding and feature wall murals.
- Adding new AWP machines with privacy screens.
- Refurbishing the fireplace, for a cosy touch during the colder months.
- Adding flatscreen TVs to the space, for live sports and entertainment.
- Finishing the space with quirky bric-a-brac and vibrant planting.

Lounge Area

The lounge area will receive a complete redecoration carried out in line with the pub's new stylish design, complemented with graphic and vibrant features to highlight its new personality. Further covers will be added at the rear of the pub, where the existing toilets and storeroom will be removed and relocated. Other works will include:

- Laying new carpet to indicate a change of space.
- Laying new timber flooring to the rear lounge.
- Adding an eclectic mix of dining height furniture, including loose sharing tables and fixed booth seating finished in a mixture of bold prints and leather button back styles.
- Installing a new feature fireplace in the rear dining area.
- Stripping out the windows and installing new bifold doors to the external patio in the rear dining area.
- Forming a new wall opening in the middle of the space and installing a feature screen.
- Decorating the walls in a variety of distressed timber cladding and feature wall murals.
- Installing new pendant lights, adding ambience.
- Finishing the space with quirky bric-a-brac.

Kitchen

The kitchen will be extended and redecorated throughout, with new appliances and equipment to suit the proposed new menu, whilst creating a bigger space to cope with the additional covers.

Toilets

The rear toilets will be stripped and relocated. New toilets will be formed in the adjacent area and decorated in line with the pub's attractive look and feel. The front toilets will also be redecorated. Works will include:

- Adding an attractive contrast of tiling and polished concrete to the walls.
- Decorating all toilets in a brand-new colour scheme.
- Installing new contemporary sanitaryware.
- Laying new floor tiling.
- Installing ambient pendant lighting.
- Adding tasteful decorations and floral wall prints throughout.

Garden Patio

The existing beer garden will be refurbished to match the premium interior offer. The space will become a welcoming and vibrant area for customers to enjoy a drink during the warmer months. Works will include:

- Laying new paving.
- Adding new steps and handrails for external access.
- Introducing a variety of external dining tables and chairs, increasing covers throughout the warmer months.
- Decorating the walls in whimsical vintage wall murals.
- Stringing festoon lighting across the space, adding atmosphere.
- Adding potted plants in quirky planters throughout to soften the space.
- Adding a variety of picnic benches and rustic garden furniture to the garden.

Cellar

The cellar will receive a full redecoration and repair works where required. A SmartDispense system will be installed to reduce waste and improve quality.

Signage and External Area

The external area and signage will be refreshed to enhance the pub's kerb appeal and highlight the new and improved offer to passing customers. Works will include:

- Forming a new entrance canopy with feature lighting, creating a bold and attractive welcome.
- Adding a new eye-catching signage scheme, including white signwriting painted directly on the facades, double-sided post sign and amenity signs.
- Adding new lighting, including beam and floodlighting, to illuminate the pub's entrance whilst improving its evening kerb appeal.
- Refreshing the facades of the pub by repainting them in an attractive dark teal and white colour palette.

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