



**BUILDING COLOURS:**

CHARACTER TO PAINT MANUFACTURED MATCHES FROM TO APPROX



# About the Opportunity



## Why Invest?

### Complete Refurbishment Planned!

The Ship Inn will be transformed into a fantastic Great Pub Great Food business after a full refurbishment inside and out.

Inside the pub, an exciting transformation is underway with a full overhaul and redecoration of the trade area, bar, dining area, and toilets. Works will be undertaken to improve the kitchen to cater to the 84 internal covers.

Externally, the pub will undergo a significant transformation as well. As well as redecorating the whole façade, and replacing the tiled roof and signage, the beer terrace will be improved and extended to link up to the grassed area to the rear for customers all to enjoy.

### Prominent Village Location

The Ship Inn is a pleasant country Grade II listed pub in the centre of Aldborough. The demographics surrounding the pub are promising, with high affluence and a significant influx of new housing developments attracting affluent locals and visitors alike. The Ship Inn is guaranteed to be the go-to for locals whilst also catering to traveling guests from surrounding towns.

### A pub business with bags of potential

The transformed Ship Inn will stun guests and take its rightful place as THE destination pub in the area. 50/50 food and drink split, this is a fantastic opportunity for a positive and ambitious operator with prior experience in developing and delivering a substantial food offer. Combine this with skills in driving wet sales through a great range of drinks and driving footfall with a strong events calendar and the opportunities at the Ship Inn are endless.

# About the Opportunity



## Target Customers

When refurbished, the Ship Inn will appeal to a very broad spectrum of customers, including:

- Families looking for an evening or weekend meal
- Passing trade looking for a quality spot to eat and drink
- Locals celebrating a special occasion looking for a treat experience

## Offer

When refurbished, the Ship Inn will offer:

- A superb range of well-kept lagers, beers and ciders; with an equally on trend gin, wine and softs range coupled with artisan cocktails for the celebration occasion served by a great bar team.
- An innovative crowd-pleasing food menu that prides itself on locally sourced ingredients delivered by a passionate chef and kitchen team.
- A great coffee offer
- A good social events calendar in keeping with a good food house – such as family dining or wine with a steak promotions on quieter midweek evenings or an acoustic Sunday act; all serving to bring custom and lengthen service during quieter occasions.



# Internal Mood Board

## LADIES TOILETS



DETAIL MIRROR



LIGHTING



WOODLAND WALLPAPER STLYE



PAINT EXISTING VANITY



PAINT COLOUR BELOW DADO.

LITTLE GREENE  
ETRURIA



BRIC'a'BRAC



NEW VIYNL FLOORING - LADIES & GENTS

## GENTS TOILETS



LIGHTING



CLEAN EXISTING TILES



LITTLE GREENE  
NETHER RED

PAINT EXISTING VANITY BLACK

PAINT COLOUR



BRIC'a'BRAC



# Internal Mood Board

## BAR / DINING



BRIC'A'BRAC / LIGHTING

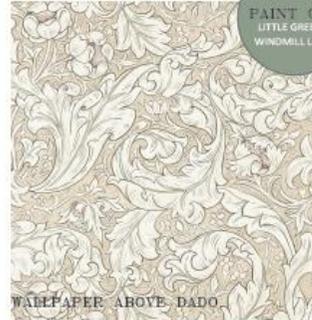


ENHANCE FIREPLACE, CHALK BOARD.



RETAIN EXISTING BEAMS

PAINTE COLOUR BELOW DADO.  
LITTLE GREENE  
WINDMILL LANE



WALLPAPER ABOVE DADO.



LIGHTEN CHAIR FINISHES



UPHOLSTER FABRICS



NEW CARPET.



LIGHTING

## GARDEN



GENERAL FURNITURE/LIGHTING



RUSTIC COTTAGE GARDEN



ENHANCE BEER GARDENS



PLANT EXISTING BOAT

# External Mood Board



# Rendered Floor Plan



# Floor Plans & Finishes

## 1 Entrance Lobby 1

- Open up original entrance
- Add new external door.
- Full decoration
- New entrance matting

## 2 Entrance Lobby 2

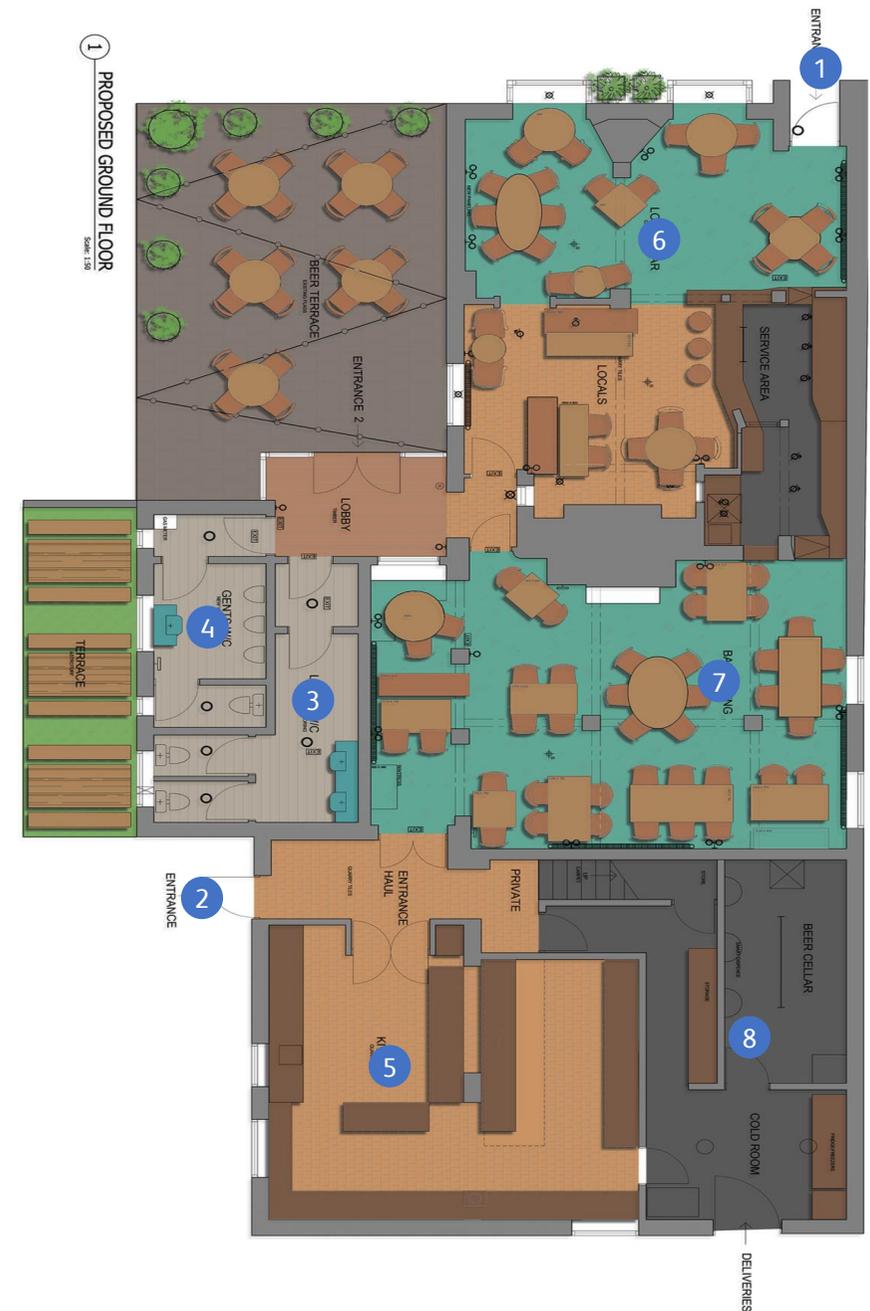
- Full redecoration
- New entrance matting
- Repolish timber floor

## 3 Ladies WC

- Overhaul and refurbish vanity unit
- New Vinyl flooring
- Full redecoration
- New Lighting. Increase heating

## 4 Gents WC

- Fully industrial clean all surfaces.
- Full redecoration
- Increase heating



# Floor Plans & Finishes

## 5 Kitchen

- New kitchen layout as Lloyds catering drawing including canopy extract, air input, and making good
- Full redecoration
- Full industrial clean
- Catering layout

## 6 Locals Bar

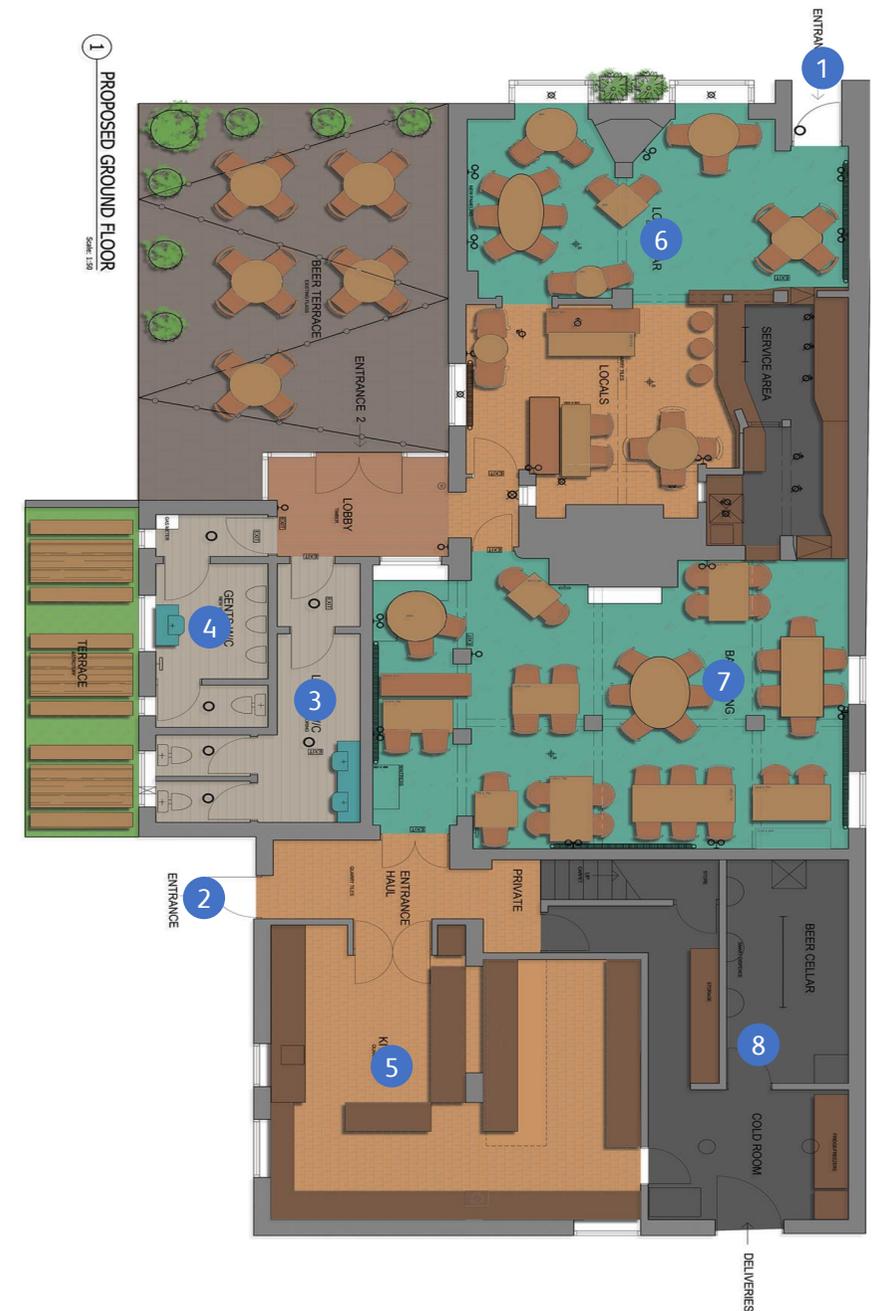
- Clean and repair quarry tiles
- New insulation paneling to end wall
- Full redecoration
- New carpet
- New wall covering to front area
- New brick a brace

## 7 Bar/Dining

- Full redecoration
- New carpet throughout
- New lighting
- New wall covering
- New brick a brace

## 8 Cellar & Cold Store

- Redecoration of cellar & repaint cold room floor



# External Refurbishment



## Signage and external area

The pub exterior, lighting and signage will benefit from a full redecoration. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior.

Works will include:

- Full redecoration and colour change
- New signage as per signage and lighting
- Enhance beer garden
- Remove sheds to rear and repair all fencing
- Enhance terrace and astroturf



## 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](http://www.starpubs.co.uk)

**BUILDING COLOURS:**

		
OH LIGHT TEAL <small>25-35</small>	BLACK <small>WINDOWS</small>	WHITE <small>WINDOWS</small>

PLEASE REFER TO PAINT MANUFACTURER'S COLOURS PRIOR TO APPROVAL