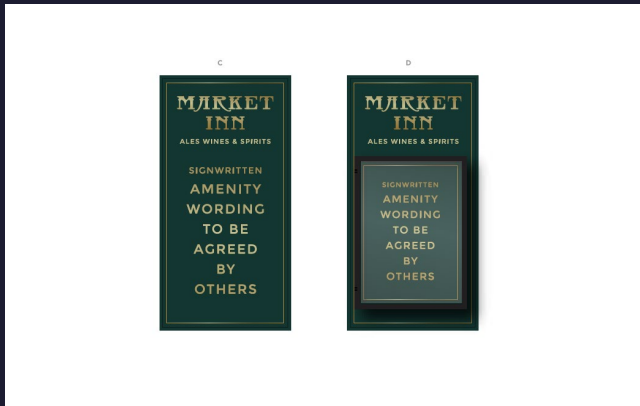




About the Opportunity



Why Invest?

Exciting Opportunity: The Market Inn, Truro Pub Refurbishment!

Located in the heart of Truro's vibrant market square, this pub is ideally situated amidst shops, restaurants, and the iconic Truro Theatre, making it a key destination for both locals and tourists. With a full refurbishment planned, it will feature a warm, traditional interior alongside a beautifully restored exterior with a spacious outdoor seating area. Designed to cater to a wide range of customers, this pub promises a welcoming atmosphere and a premium selection of drinks.

Elevate Your Investment: Witness the Transformation

What sets this pub apart is its exceptional service, high-quality drinks menu, and a thoughtfully restored exterior that will catch the eye of passers-by. An experienced licensee with a keen understanding of seasonality and the ability to create a lively, engaging atmosphere will thrive here, especially by hosting winter activities and summer events to sustain year-round trade. This is a venue designed to be the standout choice in a competitive market, appealing to a wide range of customers.

About the Opportunity



Target Customers

Shoppers and Tourists:

- Daytime visitors looking for a relaxed spot to enjoy premium drinks or a coffee while exploring Truro's vibrant high street and nearby attractions. The external seating and welcoming atmosphere make it a perfect rest stop.

Theatre-Goers and Office Workers:

- Early evening patrons seeking a quality drink and a comfortable environment before heading to the theatre or finishing their workday. The pub's convenient location and premium drinks menu will make it a popular choice.

Young Evening Crowd:

- A younger audience looking for a high-quality experience in the town centre in the evening. The pub's warm and inviting vibe, combined with its standout drinks selection, will draw this lively crowd.

Seasonal Event Seekers:

- Locals and visitors drawn by the pub's events and promotions, as well as winter quiz nights and activities. The well-planned event calendar will create a vibrant social hub for all seasons.

About the Opportunity



The Offer

Drinks:

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

Coffee:

- A high-quality coffee offering will cater to non-drinkers and daytime visitors, broadening the pub's appeal to a diverse audience and enhancing daytime trade opportunities.

Events:

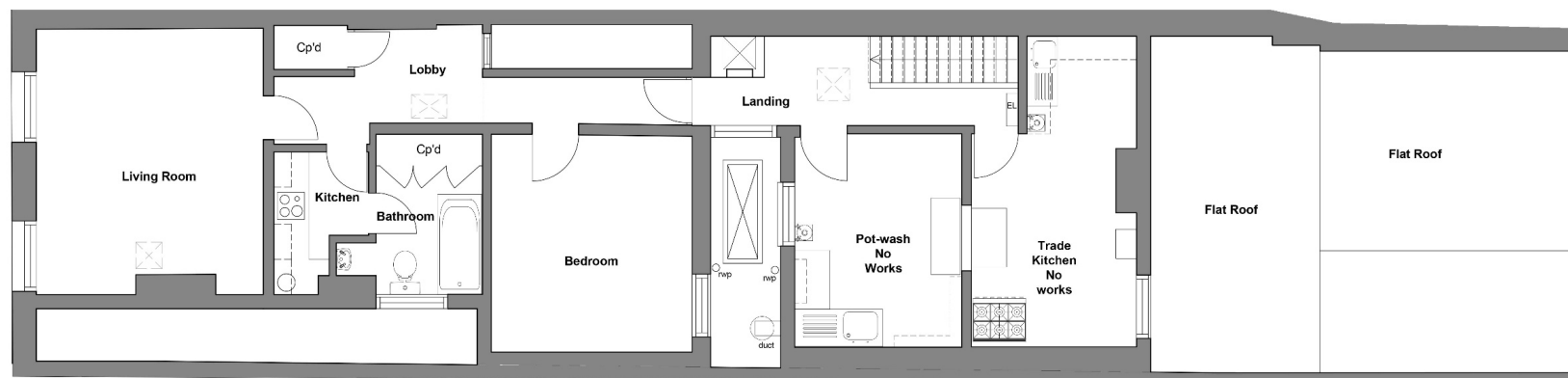
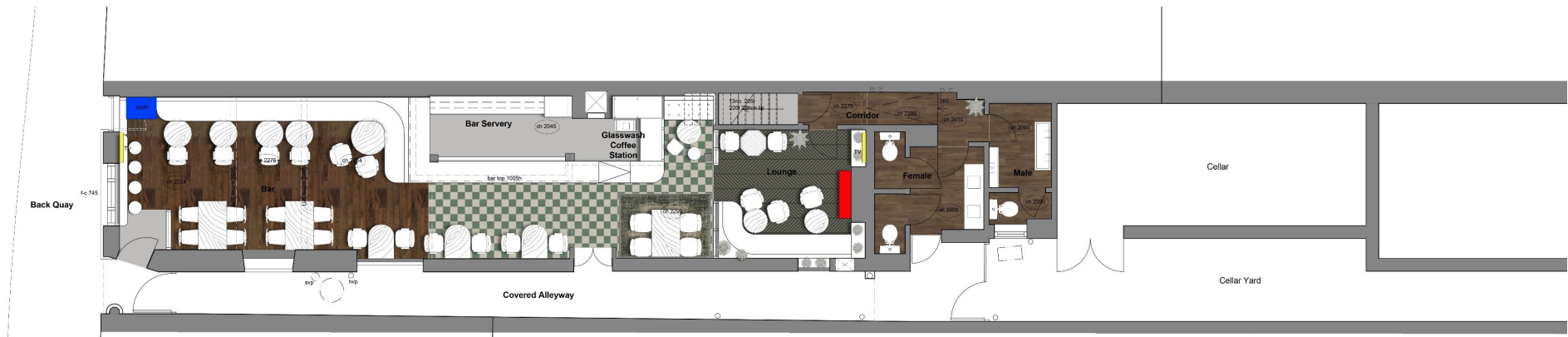
- The pub will offer a programme of quiz nights, themed events, and outdoor summer activities, creating an engaging and lively atmosphere. These events will establish the pub as a vibrant social hub, appealing to both locals and visitors throughout the year.



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Redecorate with feature wallpaper on selected walls.
- Install a new feature fireplace.
- Infill existing glass block walls.
- Lay new carpet in the rear lounge and new tiled flooring in the bar walk.
- Add timber-effect vinyl flooring in the bar area.
- Overhaul the bar servery front counter.
- Install new upper backfitting and nonslip flooring in the bar servery.
- Add a new glass wash and coffee station.
- Feature joinery with screens, drink shelves, and alcove shelving.
- Add new fixed seating and loose furniture.
- Install new lighting, bric-a-brac, artwork, and a TV.
- Add a new glasswasher and ice machine.



Floor Plans & Finishes

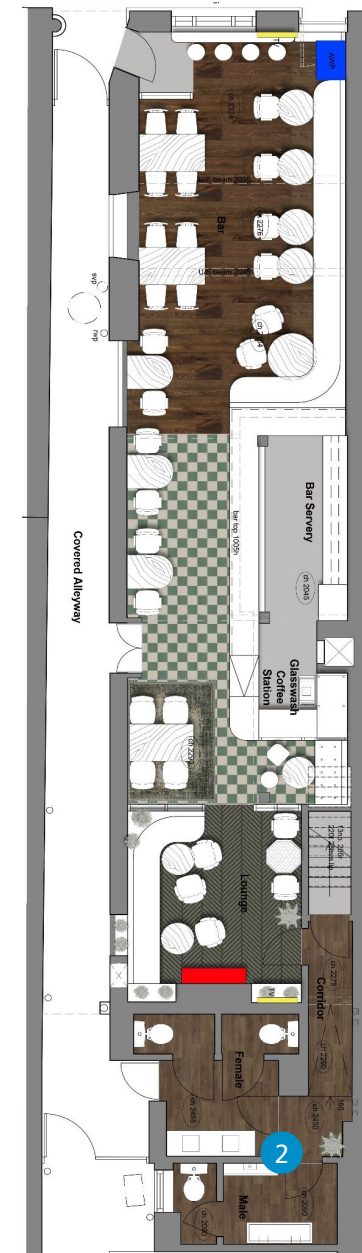
2 Ladies & Gents Toilets:

Ladies:

- Redecorate throughout.
- Install new dado panelling in cubicles.
- Retain existing vanity unit, washbasin, and taps, with a new worktop.
- Overhaul existing doors.
- Lay new nonslip flooring
- Clean and reseal existing tiles.
- Install new WC units, lighting, and a hand dryer.

Gents:

- Redecorate throughout.
- Install new dado panelling.
- Add a new washbasin (WHB). Overhaul existing doors.
- Lay new nonslip flooring.
- Clean and reseal existing tiles and deep-clean urinals and sparge pipes.
- Install a new WC and lighting.



Floor Plans & Finishes

3 Private Accommodation:

- Redecorate throughout.
- Dispose of old floor coverings and prepare for new flooring (to be supplied by licensee).
- Install new kitchen units and vinyl flooring.
- Overhaul sanitaryware and make minor bathroom repairs.

4 Cellar:

- Complete pre-decoration repairs and redecorate.
- Install a new smart dispense system.
- Add a new manhole cover.
- Repair cellar doors.



External Refurbishment



Signage and external works:

- Full external redecoration.
- Install new signage and associated lighting.



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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

● **Market Inn, Lemon Quay, Truro, TR1 2LL** ●