



● The Barley, High Street, Newport, Shropshire, TF10 7AQ ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Barley, Newport Pub Refurbishment!

A complete refurbishment will transform The Barley into a premium high street pub with a fresh, inviting look. Inside, we'll redecorate with new wall finishes, furniture, and flooring, as well as upgrade the toilets and make improvements to the kitchen, giving the pub a whole new feel that appeals to a wide range of customers. Outside, the pub will feature a revamped look with new furniture, heating, lighting, and a large, covered terrace. Enhanced signage and lighting at the front will give The Barley a premium appeal, creating a

Elevate Your Investment: Witness the Transformation

Located in the bustling town centre of Newport, Shropshire, The Barley sits on a high street that serves locals and draws visitors from nearby villages. With around 10,000 residents within walking distance and 5,000 students from Harper Adams University nearby, this pub is set to attract a diverse crowd. Its flexibility as a "chameleon venue" means it can cater to various occasions, from breakfast to late-night weekends. With 127 indoor and 108 outdoor seats, this revitalised pub has the potential to stand out as a top choice for locals and visitors alike.

About the Opportunity



Target Customers

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

- A cross section of local society from older customers looking for a quiet drink or value lunch.
- Harper Adams students looking for a vibrant weekend venue.
- Visitors to the town centre from surrounding villages.

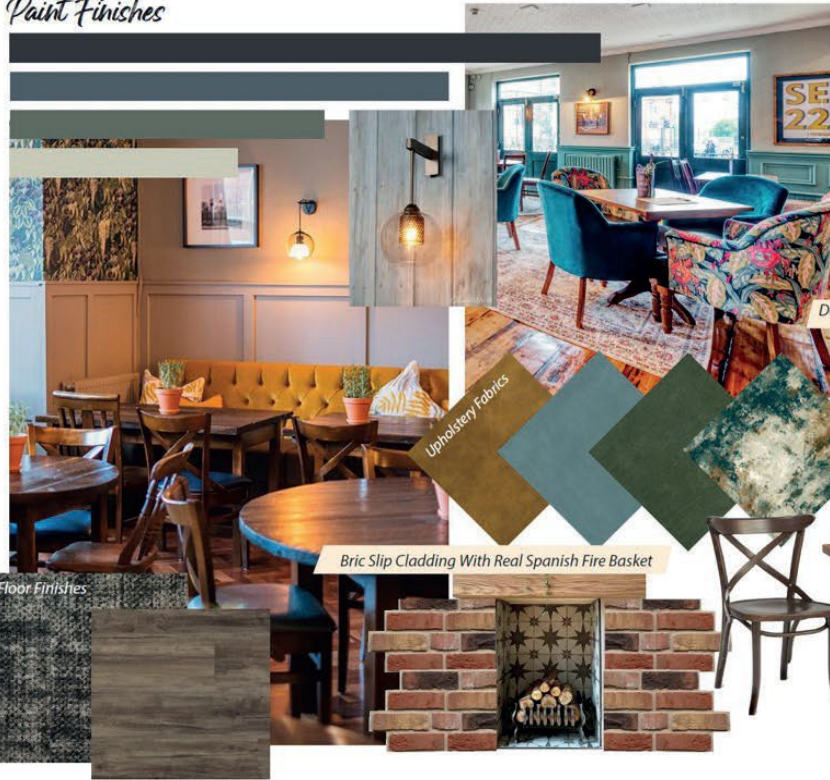
The Offer

When refurbished, the Barley will offer:

- A wide range of draught products from traditional lagers through to craft ales.
- A range of premium spirits will be supplemented by great cocktails and a fabulous wine list.
- A home-cooked, traditional pub classics food menu with a variety of specials
- Coffee and Wi-Fi.
- Weekend entertainment and DJs to maximise the night opportunity.

Internal Mood Board

Paint Finishes



Floor Finishes

Bric Slip Cladding With Real Spanish Fire Basket

Upholstery Fabrics

Wallpaper



Deep Button Back Fixed Seating



Persian Rug



Decorative Timber Bar Front With Industrial Style Back Bar



Bar Walk Tile

Back Bar Tile



BAR & DINING AREA

Internal Mood Board

Paint Finishes



Mesh Screens



Dark Timber Wall Cladding



Upholstery Fabrics



Suspended Aged brass cage filled with faux planting



Timber panel wall for face of DJ booth with Bi-fold doors



Brick Slip Walls & Furniture Style

Elsebill



Quirky Bric-a-brac Style



Deep Buttoned Fixed Booth Seating & Bench



SNUG & LOUNGE AREA

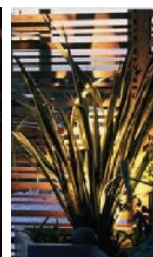
Floor Finishes



Industrial Style Group Tables



Internal Mood Board



Robust Loose Furniture



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- New high-quality hardwood doors: half-glazed (front entrance, rear inner) and fully glazed (rear entrance).
- Decorative timber shutters for the DJ booth.
- Custom sash windows.
- MDF dado panelling following removal of fixed seating.
- Decorative wall finishes, such as distressed cladding
- Feature screens with mild steel detailing.
- Standard drinks shelves around the balustrade and in bar/dining areas.
- Raised flooring added in the rear room.
- New fire surrounds with brick slip features and a fireplace hearth.
- Complete redecoration of all trading and back-of-house areas.
- New carpeting.
- Feature tiles in the entrance and bar walk areas.
- Timber-effect Karndean flooring.
- Altro flooring in the bar servery.
- Decorative wallpapers.
- New feature ceiling installations.



Floor Plans & Finishes

2 Bar Servery:

- New backfitting with steel framing and new coffee station.
- Clad counter front.
- Alterations to undercounter shelving.
- Allow for forming new till positions.

3 Bar Servery:

- Supply and fit new quality hardwood doors: half glazed
- Overhaul existing retained doors.
- New full height wall tiling.
- Supply and lay new vinyl flooring.
- Urinal bowls as designers spec.
- New taps to existing sinks.
- Install only soap dispense/toilet roll holders.
- Dado height panel with sloping hardwood lid IPS unit.
- Decorate ceiling and any woodwork.



Floor Plans & Finishes

4 Kitchen & Cellar:

- Supply and fit new fire rated doors.
- Ironmongery supply to existing door.
- All required repairs to existing altro flooring, and wall tilling.
- F&F equipment supplied to Star Pubs template kitchen design.
- Decorate walls, ceiling, woodwork.
- BWIC with Python Installations for HEINEKEN SmartDispense system.



External Refurbishment



Signage and external works:

- Full redecoration and repainting of all rendered areas.
- Preparation and redecoration of windows.
- Preparation and redecoration of all doors, fascias, soffits, and gutters.
- Preparation and redecoration of existing railings and gates.
- Preparation and redecoration of pergolas and shelters.
- Preparation and redecoration of existing tarmac surfaces.
- Repairs to front steps, including trimming back and repairing damaged stonework.
- Installation of large, loose planter boxes.
- Construction of new sleeper planters.
- Repairs to the existing pergola, including new ply and felt roofing.
- Construction of a new timber pergola in the rear area, featuring festoon lighting.
- Supply and installation close-boarded fencing.
- Supply and installation of new double gates with padlock and ironmongery.
- Allowance for a new feature mural on the brick wall in the new rear garden.



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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