



The New Inn, Leeds



INVESTMENT PLAN ▶

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The New Inn Eccup Lane, Leeds, LS16 8AU

Why invest?

- **All change** – This pub is going through a full transformation in every sense, with a full refurbishment inside and out. Its new look will match its fantastic location.
- **Food for thought** – A new focus on food will bring in a wide array of local customers, as well as those from the surrounding areas of Leeds, Wetherby, Otley and Harrogate.

Target customers

- People looking for best-in-class food in an amazing location. With its close proximity to Leeds, Otley, Wetherby and Harrogate, there are plenty of opportunities to attract customers searching for great pub food.

Offer

- A fantastic menu focusing on locally sourced ingredients and major food trends such as veggie, vegan and allergen-free options.
- A magnificent pub nestled into an idyllic area. Its fantastic interior will be a real pull all year round, while its brilliant garden in a rural location makes it a perfect spot for scenic, alfresco dining.



Visuals are for illustrative purposes only. Schemes may vary post completion.

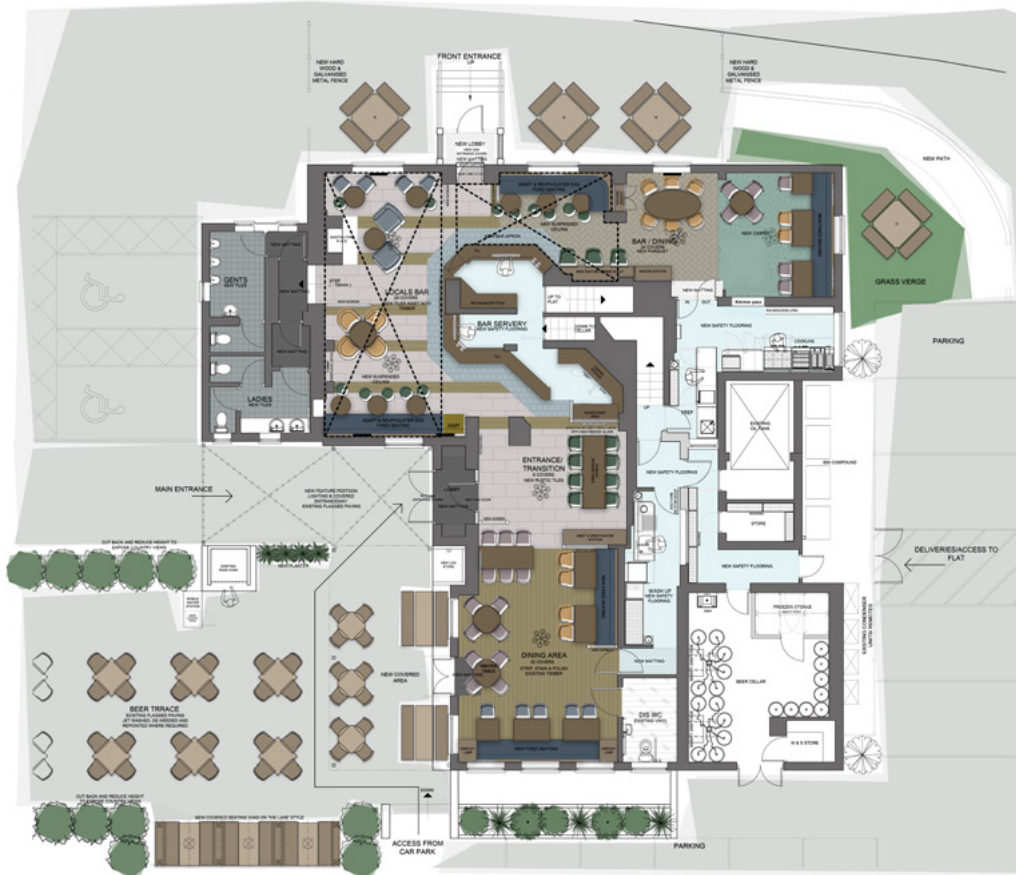
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This is a fantastic opportunity to take on a pub in a great location and turn it into a best-in-class food destination.

The New Inn will deliver excellent, locally sourced food while catering for relevant food trends, offering veggie, vegan and allergen-friendly options. A full transformation, inside and out, will make it stand out a mile. Its beautiful and scenic rural location will ensure it is the pub of choice for alfresco dining, while its lovely interior will keep customers visiting all year round.

Interested? Call us today.

Call on 08085 94 95 96

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

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Schedule for The New Inn

Bar servery

Works to the bar servery will include the following:

- Strip and repolish bar top, replace 25% of existing shelving.
- Retain existing structure and repair where required.
- Form new coffee and glasswash areas.
- Retain existing lower backfitting, allow for new upper backfitting where required including feature tiling/wall finishes to all new and existing sections.
- Form new doors to flat and cellar access.
- Feature pendants and lighting.

Bar/dining room

Works to the bar/dining room will include the following:

- New flooring throughout.
- New section of fixed seating where indicated.
- Full decorations throughout.
- New furniture.
- New lighting.
- Remove existing screen and make good.

Dining room

Works to the dining room will include the following:

- Retain, strip, stain and polish timber flooring.
- Create new branded logo to centre of existing timber floor.
- New sections of fixed seating.
- Full decorations throughout.
- New furniture.
- New lighting.

Kitchen

Works to the kitchen will include the following:

- New safety vinyl floor finish.
- Alter existing ladies' toilet and block up existing hatch to form wash up area.

Entrance

Works to the entrance will include the following:

- Full decorations throughout.
- New floor finishes throughout.
- New feature poseur table.
- New wall panelling.
- Remove existing wall to dining room.

Toilets

Works to the men's and women's toilets will include the following:

- New floor tiles, sanitary ware, dado height wall tiles, cubicle doors, ironmongery, vanity unit and hand dryers, as well as new decorations and lighting in gents' and ladies' toilets.
- Industrial clean and full decorations in accessible toilets and ensure fully DDA compliant.

Outside area

Works to the outside area will include the following:

- Full external decorations.
- Form new entrance lobby to front.
- Relocate existing accessible parking bays.
- Form new timber pergola with polycarb and metal mesh roof.
- Retain and clean existing pizza oven and make good if required.
- Allow for new mobile waiter station.
- Form new covered booth seating.
- New furniture including feature fixed poseur tables.
- Form new planter bed to banked area.
- Clad existing flat roof extension in burnt timber.

Signage and lighting

- A full new signage and lighting scheme will complement the interior refurbishments.