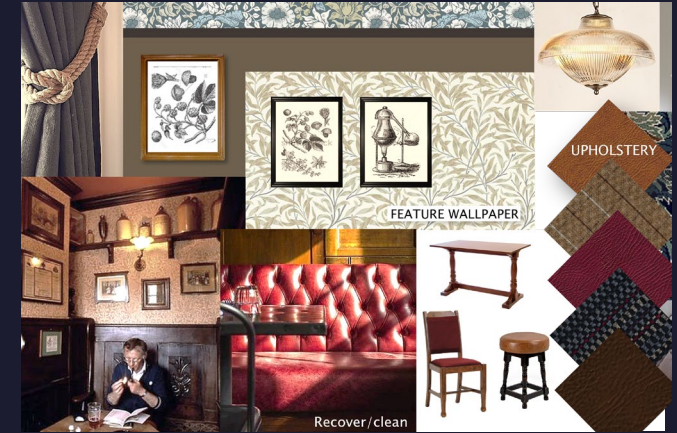




About the Opportunity



Why Invest?

Exciting Opportunity: Cap & Stocking, Kegworth Pub Refurbishment!

Following a full internal refresh and major investment the Cap & Stocking will be transformed into a beautifully upgraded premium local. Located in the vibrant village of Kegworth - close to East Midlands Airport and just 12 miles from Nottingham - the pub is ideally positioned to serve locals, students, dog walkers and visitors alike. With 2,746 adults within a 10-minute walk and only two competing pubs of similar type nearby, it's a significant opportunity.

Elevate Your Investment: Witness the Transformation

Inside, the décor will be upgraded to create a warm and inviting space, while the real transformation happens outside: a reimagined rear garden designed for spring and summer occasions, complete with festoon lighting, seating zones and characterful touches. With a strong drinks offer and flexible social space, the pub will cater to relaxed daytime visits and lively themed evenings alike. It's a site that will thrive under the guidance of a community-minded, hands-on licensee.

About the Opportunity



Target Customers

Community Socialisers:

- Locals looking for a relaxed, well-run pub with a great drinks range and friendly atmosphere.

Outdoor Occasion Seekers:

Visitors and residents seeking a well-designed beer garden for spring and summer socialising.

Event & Theme Night Regulars:

- Customers who enjoy pub quizzes, live music, and lively themed events in a welcoming setting.

Students & Younger Adults:

- Sutton Bonington students and young professionals looking for a quality venue to meet, drink, and unwind.

About the Opportunity



The Offer

Drinks:

- A wide mix of lagers, premium beers, wines, soft drinks and spirits - a range designed to cater for all customer preferences.

Food:

- A straightforward cold back-bar food offer with the flexibility to deliver occasional themed hot food nights - ideal for event evenings.

Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

- The pub will offer quizzes, bingo nights, live music, and live entertainment catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



Internal Mood Board



Internal Mood Board

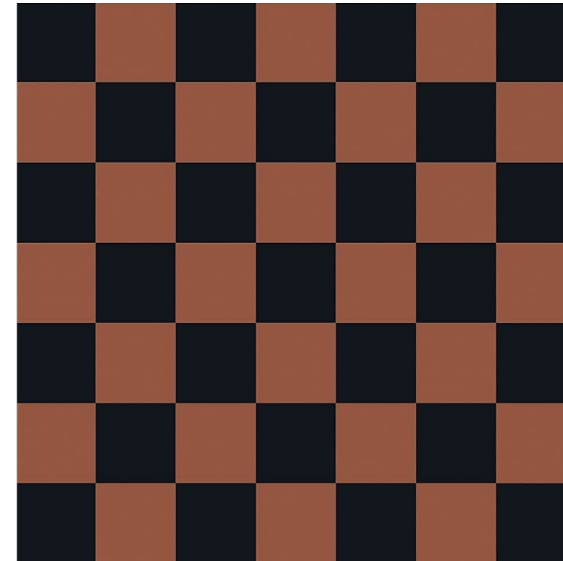


PAINT
COLOURS



NEW TIMBER EFFECT VINYL
FLOORING TO LADIES
POWDER AREA

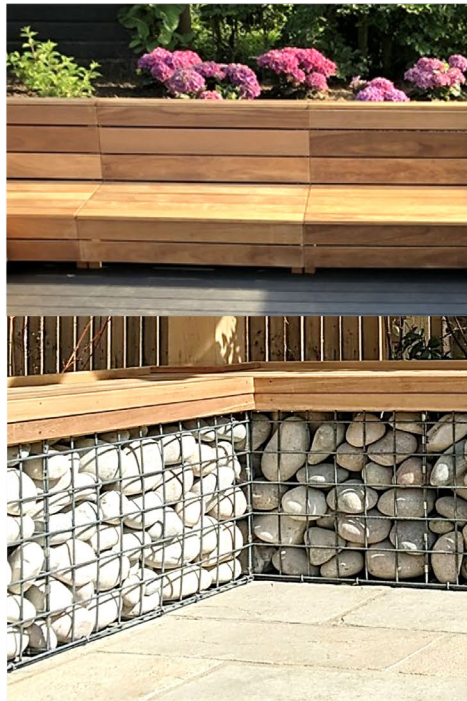
EXISTING TILED FLOORING TO LADIES
TOILET CUBICLES



EXISTING TILED FLOORING TO GENTS TOILET

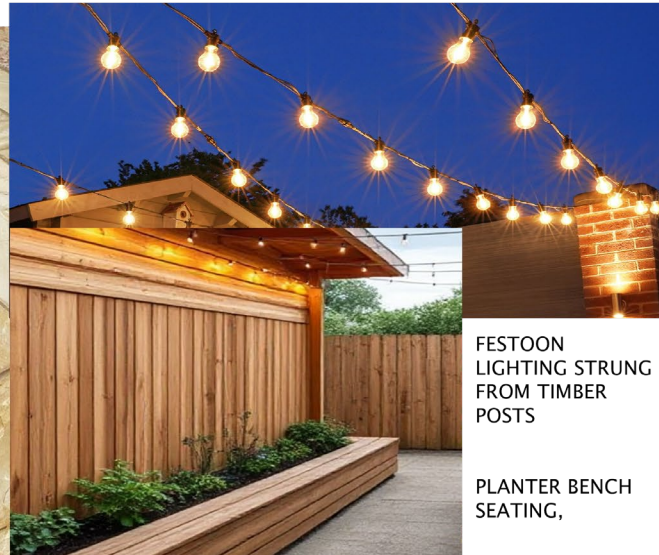
External Mood Board

BENCH SEATING AND PLANTED BEDS



GABION WALL PIT SEATING

INDIAN STONE PAVING



FESTOON
LIGHTING STRUNG
FROM TIMBER
POSTS

PLANTER BENCH
SEATING,



BARREL TABLES



PICNIC BENCHES



External Mood Board

NEW TIMBER POSTS AND ROOF TO BRICK STRUCTURE



WANEY LAP CLADDING & TV



EXISTING
EXPOSED
BRICK



INDIAN
STONE
PAVING



FURNITURE STYLES



NEW CHECKERBOARD TILED FLOORING
UNDER FLAT ROOF COVER



PLANTING



FURNITURE STYLES

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Full redecoration.
- Reupholster and refurbish loose seating with additional reclaimed key pieces.
- New bric-a-brac design elements.
- New decorative light fittings.

2 Bar Area / Servery:

- Reupholster fixed seating.
- Repair tiled step.
- New ceiling light fitting point.
- Two new ceiling roses to ceiling light.
- Upgrade backfitting display.
- Strip bar top and revive bar front and overbar.



Floor Plans & Finishes

3 Lounge Areas:

- Clean leather fixed seating.
- New carpeting.
- New feature frieze wallpaper.
- Addition of new curtains.

4 Snug Area:

- Reupholster fixed seating.
- New feature wallpaper to chimney breast.
- New curtains.

5 Ladies & Gents Toilets:

Ladies:

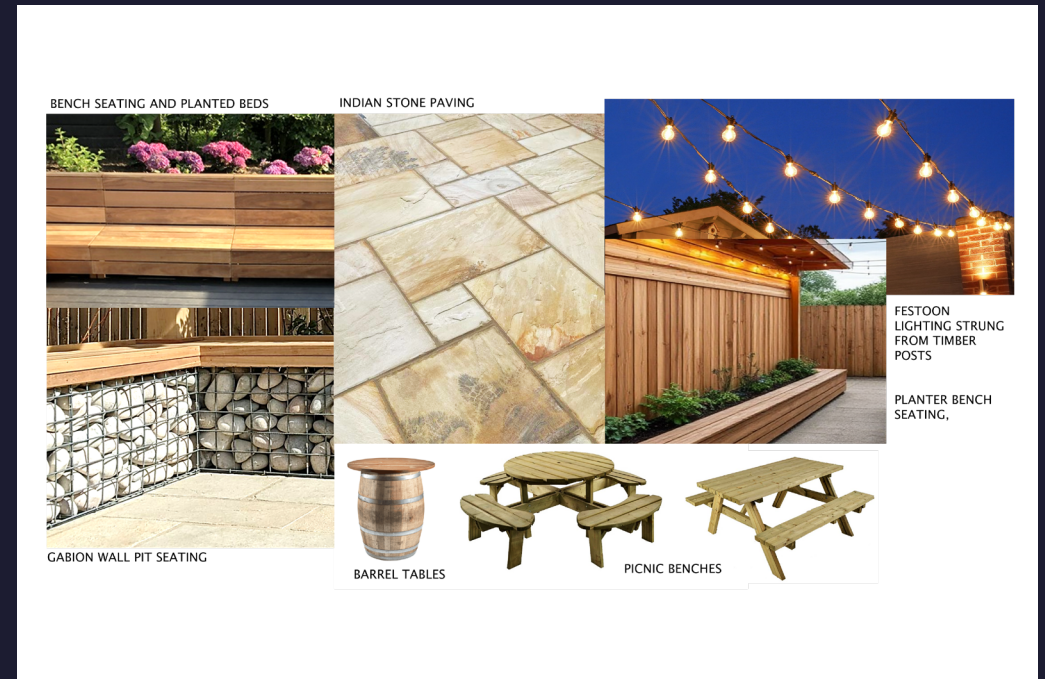
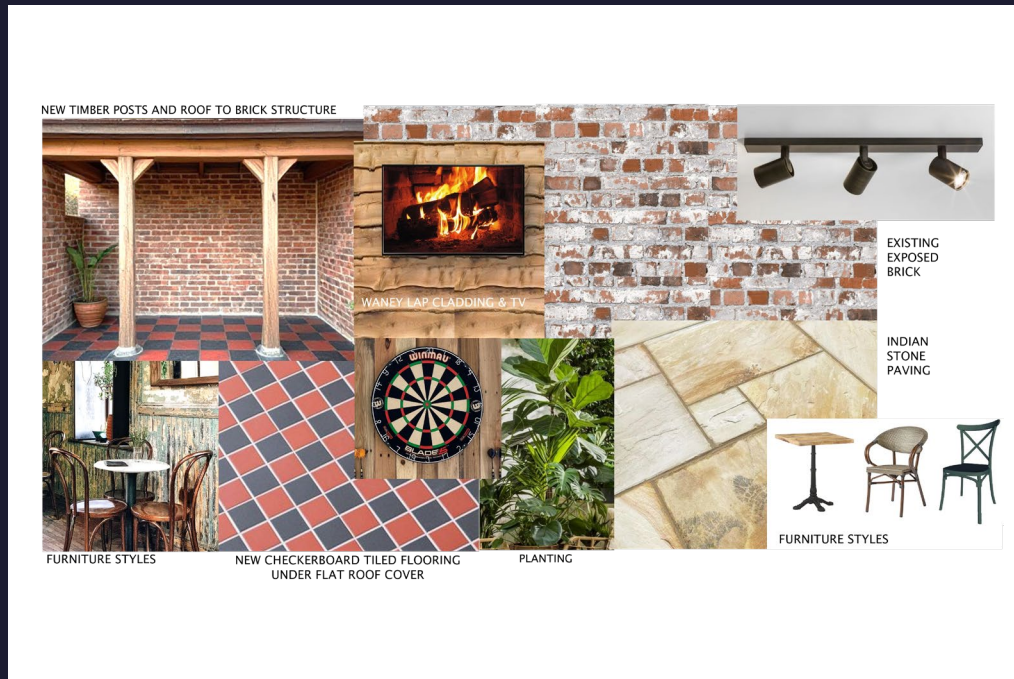
- Strip out carpet
- Lay new timber effect vinyl to powder area
- Redecoration

Gents:

- Redecoration.



External Refurbishment



Signage and external works:

- New Indian stone paving to raised area
- 12 new posts with festoon lighting
- New opening to upper level
- New gabion wall bay seating
- New external furniture
- Retain brick walls and allow for new flat felted roof

- New checkerboard tiled flooring to covered brick structure
- 4 new timber posts to support roof
- 2 new side screens with waney lap detail
- Infill opening with waney lap cladding and mount new TV
- New external TV
- New drink shelf and darts board
- New planters



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

● Cap & Stocking, 20 Borough Street, Derby, DE74 2FF ●