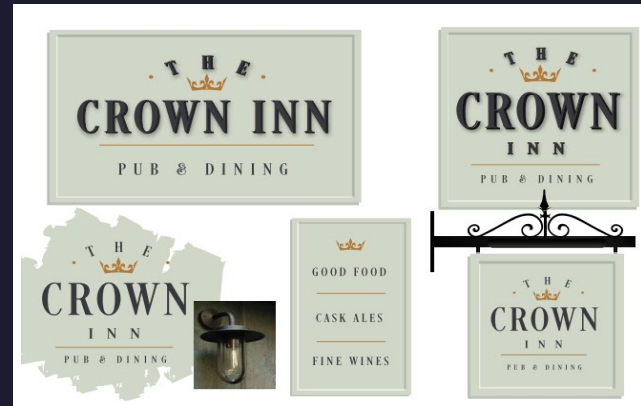




About the Opportunity



Why Invest?

Exciting Opportunity: The Crown Inn, Anstey Pub Refurbishment!

We're investing in a full refurbishment of the Crown Inn to create a premium local spot in Anstey. The work will include modernising the interior with new flooring, zoning for sports and dining, updated seating, and a fresh colour scheme. Outside, new signage, lighting, and a full repaint will boost its kerb appeal. With live sports, music, entertainment, and a solid pub food menu, we're laying the groundwork to turn the Crown Inn into a top destination for locals and visitors alike.

Elevate Your Investment: Witness the Transformation

To make this vision a success, we need someone who understands the importance of community. If you can bring people together through great food, sport, and entertainment, and you're ready to lead a premium pub that appeals to families, couples, and social groups, this could be the perfect opportunity. We've got the tools and the investment - now we're looking for the right person to make it happen at the Crown Inn.

About the Opportunity



Target Customers

Local Visitors:

- Couples and mixed social groups looking for a quality local spot will enjoy the premium yet relaxed setting. Whether it's a date night or a catch-up with friends, the Crown Inn offers an inviting atmosphere for both.

Families:

- Families in the community will appreciate the welcoming atmosphere and the dependable pub food menu. The refurbished space offers both comfort and practicality for family outings, whether for a casual meal or a weekend treat.

Sports Enthusiasts:

- With live music events, open mic nights, and live sports broadcasts, this pub will attract those passionate about entertainment and sport. It provides a lively, community-driven environment for regular events.

About the Opportunity



The Offer

Drinks:

- The Crown Inn will provide a broad drinks menu featuring lagers, ciders, spirits, wines, and cask ales. This diverse selection offers something for everyone, giving you the flexibility to cater to both regulars and visitors seeking a premium experience.

Food:

- A classic pub menu will be in place, designed to suit a variety of tastes. It will complement the drinks offer, ensuring steady footfall throughout the day for both casual diners and families.

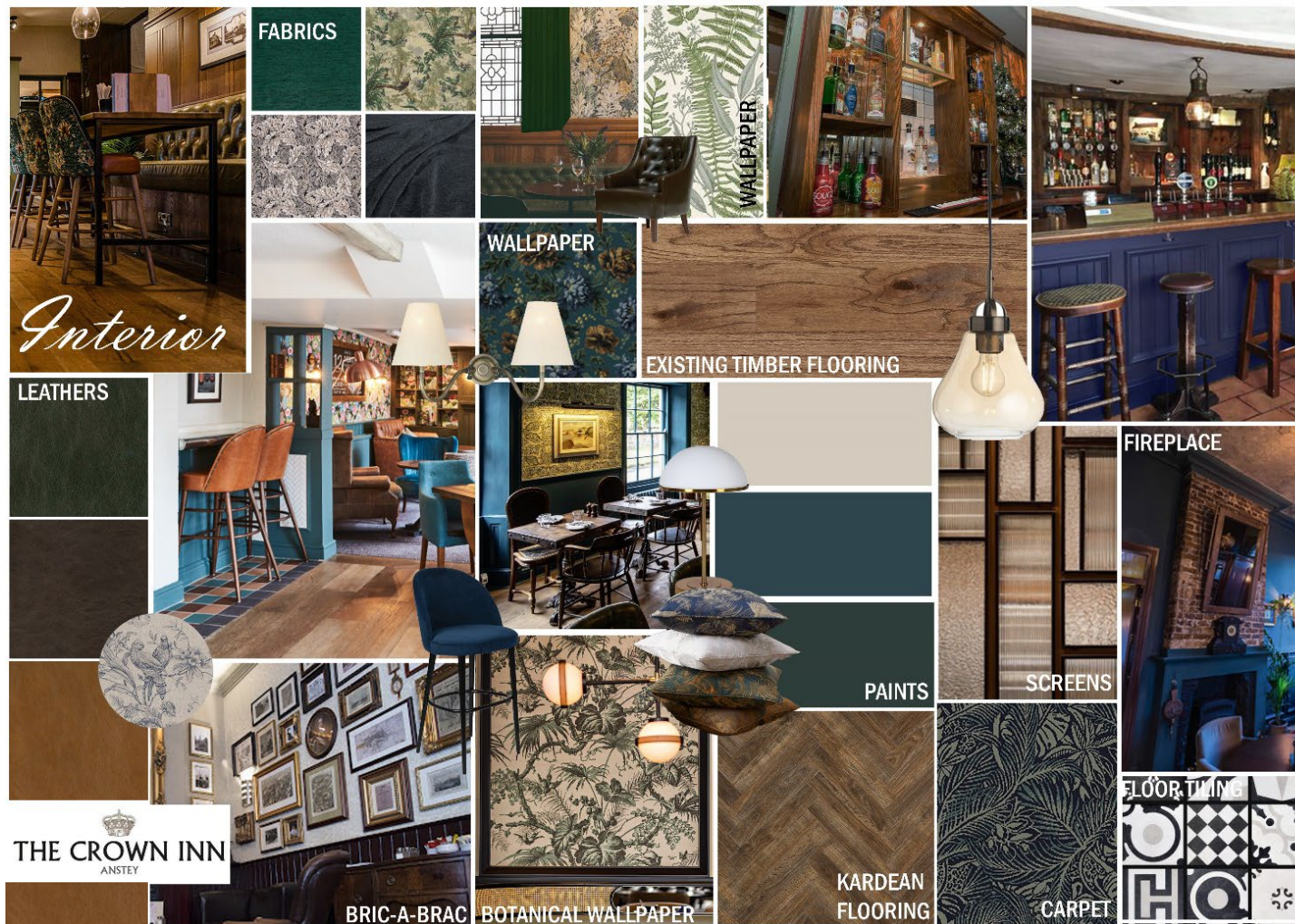
Coffee:

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

Events:

- With plans for live music, quiz nights, and open mic events, you'll have a packed schedule to draw in crowds on quieter evenings. These events will engage the community, encouraging regular visits and fostering a loyal customer base.

Internal Mood Board





Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Install new TVs with power and coax connections.
- Provide power points for new AWP locations.
- Install new blinds where specified.
- Supply new furniture where needed and refurbish/reupholster existing furniture.
- Install new wallpaper in lounge areas.
- Provide new screens where specified.
- Supply new reupholstered fixed seating where needed.
- Remove existing fixed seating and install new T&G wall panelling.
- Install new carpet with underlay, grips, and trims.
- Provide new matting for lobbies.
- Install new floor tiling and level surface trims.



Floor Plans & Finishes

1 General Trade Areas:

- Box off existing circular column with studwork and T&G boarding.
- Remove walls in the previous wash-up/bottle store area and add new wall panelling.
- Add new decorative bric-a-brac throughout the space.
- Provide new curtains for lounge/dining areas where specified.
- Install new light fittings to existing positions and new points.
- Install new herringbone karndean flooring.
- Stain and re-polish existing timber flooring.
- Add a purpose-made cabinet to act as a dumbwaiter.
- Provide new shelving for drinks where specified.
- Install two new frosted windows in the lounge/dining area.



Floor Plans & Finishes

2 Bar & Backfitting:

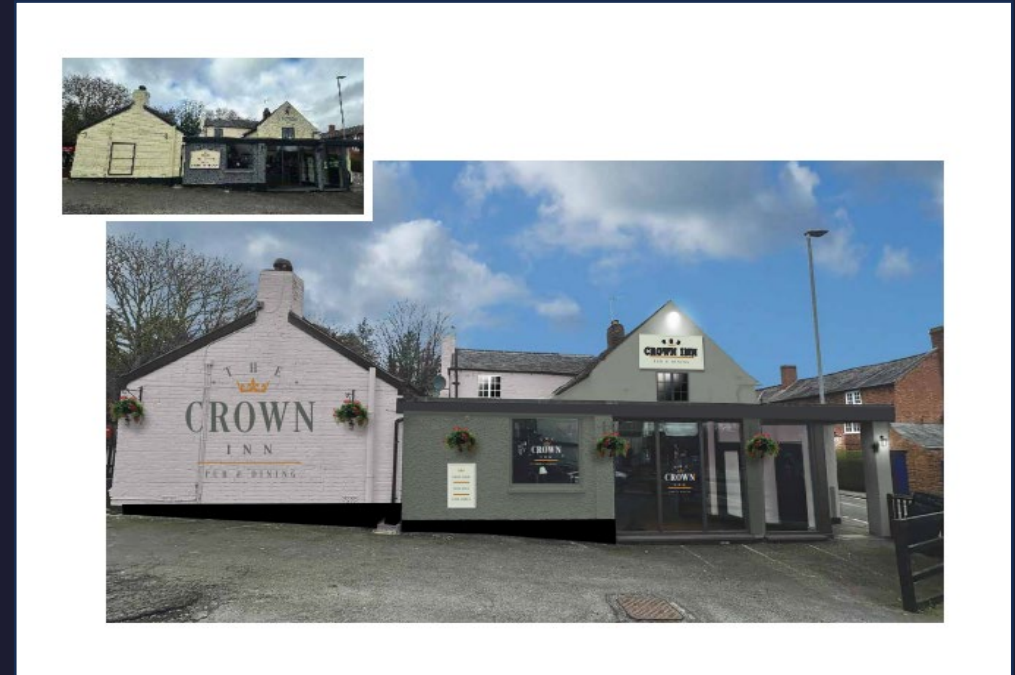
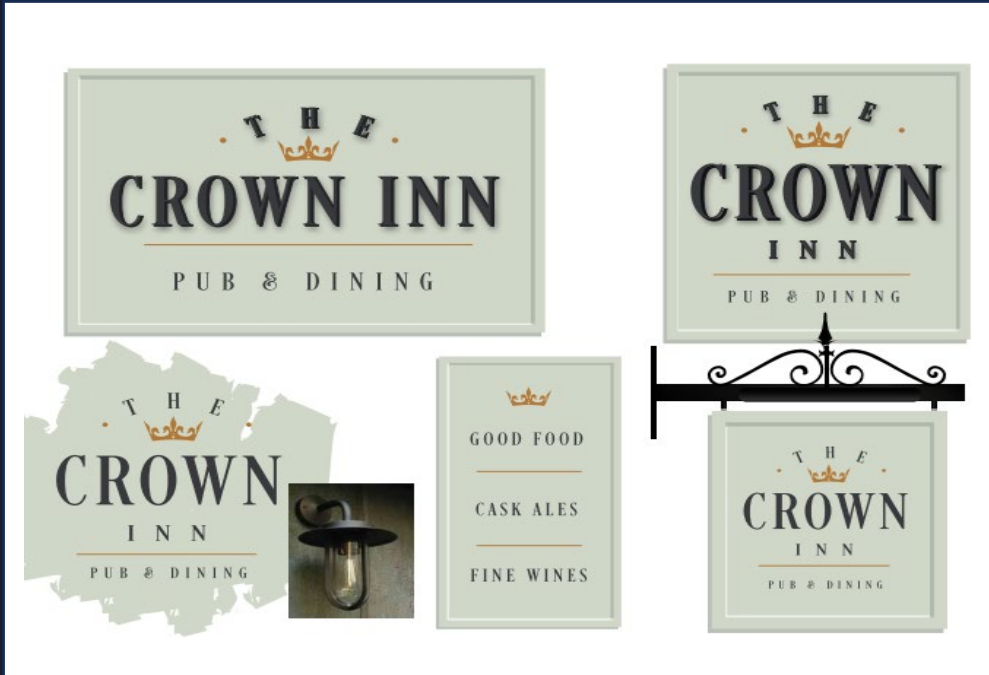
- Install new Altro flooring in the bar area.
- Add new uppercase backfitting with mirrors, shelving, and LED lighting.
- Re-polish the bar top.
- Repaint and decorate the existing bar carcass.
- Strip, stain, and re-polish the existing bar counter with two-pack lacquer.

3 Ladies & Gents Toilets:

- Decorate all walls, ceilings, and timber in the toilets.
- Install new vinyl flooring.
- Provide new mirrors above vanity units.



External Refurbishment



Signage and external works:

- Decorate fencing and balustrades.
- Install a new TV in the rear garden with power and coax connections.
- Add new posts for festoon lighting.
- Provide all new external furniture as appointed in the scheme.
- Install new planters with plants.
- Install a new external bar with waste facilities, power, and backbar shelving with coolers.



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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

● Crown Inn, 148 Bradgate Rd, Anstey, LE7 7FB ●