



About the Opportunity



Why Invest?

Exciting Opportunity: Three Crowns, Barrow upon Soar Pub Refurbishment!

We're making a significant investment into The Three Crowns in Barrow upon Soar, transforming it into a standout premium local. Inside, the pub will undergo a full refurbishment, while outside we're upgrading the signage, refreshing the exterior, and creating a new front terrace space to boost kerb appeal and capacity.

Elevate Your Investment: Witness the Transformation

The aim is to return The Three Crowns to its roots as a proper pub, with a quality drinks and food offer that reflects local demand. With strong footfall potential, a large car park, and a great setting in the Soar Valley, it's well-positioned to become a go-to spot for locals and visitors alike.

About the Opportunity



Target Customers

Community Regulars:

- Locals looking for a reliable, well-run pub will be drawn to the refreshed feel and familiar food and drink offering. The Three Crowns will be a place to relax, meet friends, and enjoy live sport or music without travelling far.

Family Diners:

- With a mix of indoor and spacious outdoor seating, the pub offers a comfortable setting for families to enjoy classic pub meals in a welcoming environment. The inclusive feel and improved layout make it ideal for casual weekend lunches or evening meals.

Social Drinkers & Couples:

- The new terrace and stylish interior will appeal to couples and small groups wanting somewhere easy-going but a little more premium. It's perfect for after-work drinks, date nights, or relaxed evenings out.

Event Seekers:

- The entertainment offer – from quizzes to live music - gives the pub a lively feel for those who want more than just a pint. The Three Crowns will be a go-to for social events, community get-togethers and key calendar moments.

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The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- The menu will focus on premium takes on pub classics, offering a food experience that feels familiar but better. With 33 dedicated dining covers and quality kitchen facilities, it's built for high standards and consistency.

Coffee:

- A bean-to-cup coffee setup will cater to daytime trade and those looking for a quieter, more relaxed visit. It's an easy way to open the doors to non-drinkers and daytime customers.

Events:

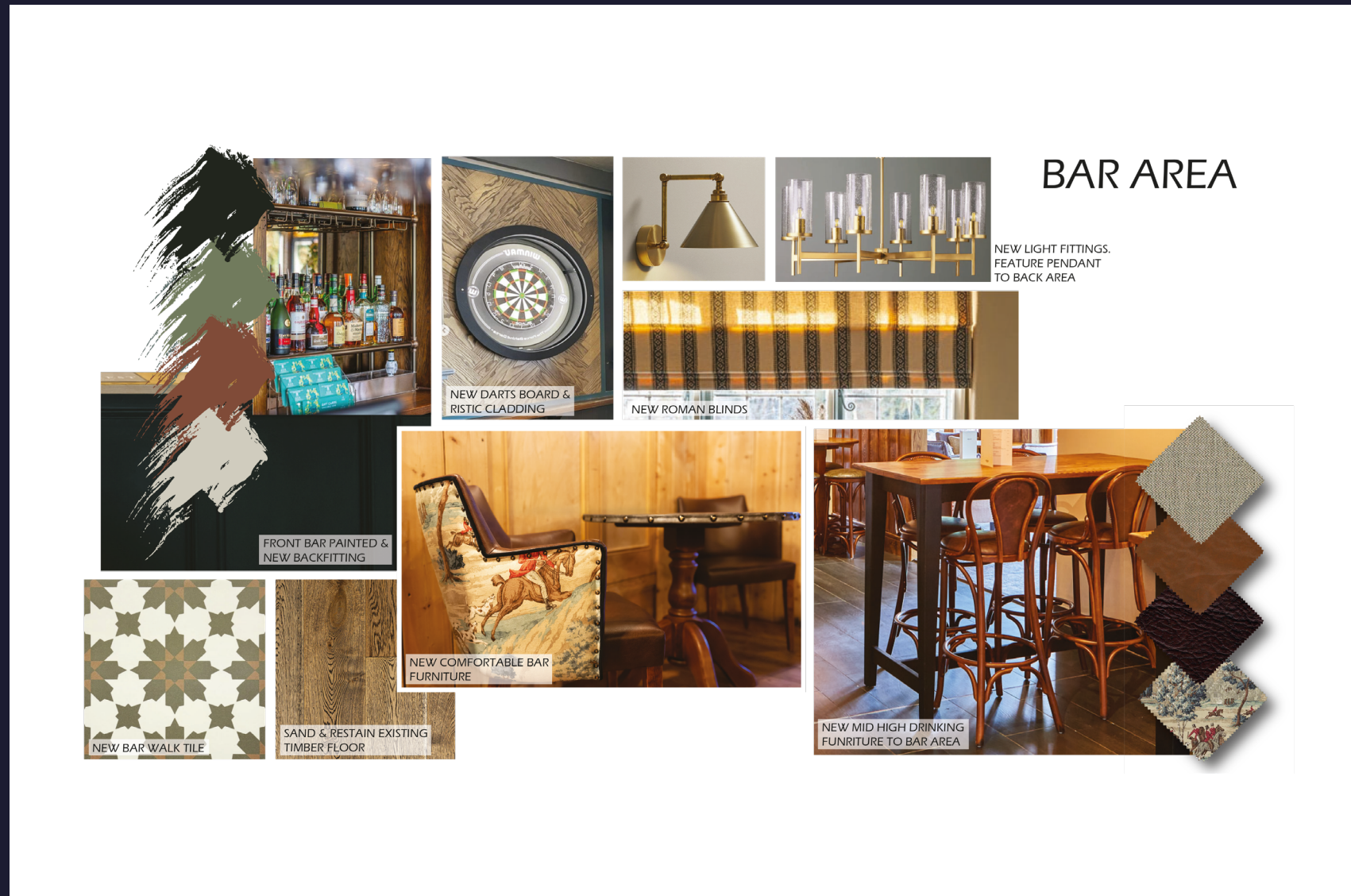
- From live music and quiz nights to sport on screen and seasonal events, The Three Crowns will have a varied calendar. This keeps things fresh and helps drive footfall throughout the week.

Internal Mood Board

DINING AREA



Internal Mood Board



Internal Mood Board

Colour Scheme



General Decorations and New Wall Tiles (to existing areas)



New Lighting



New Painted T&G Boarding to bare walls.



New Timber Vinyl



New Vanity Unit & Sinks, New Mirrors

External Mood Board

NEW POSTS WITH FESTOON LIGHTING



NEW JUMBRELLA



NEW LOOSE FURNITURE



EXISTING TARMAC
PAINTED

NEW PLANTERS TO MATCH EXISTING



NEW BENCHES



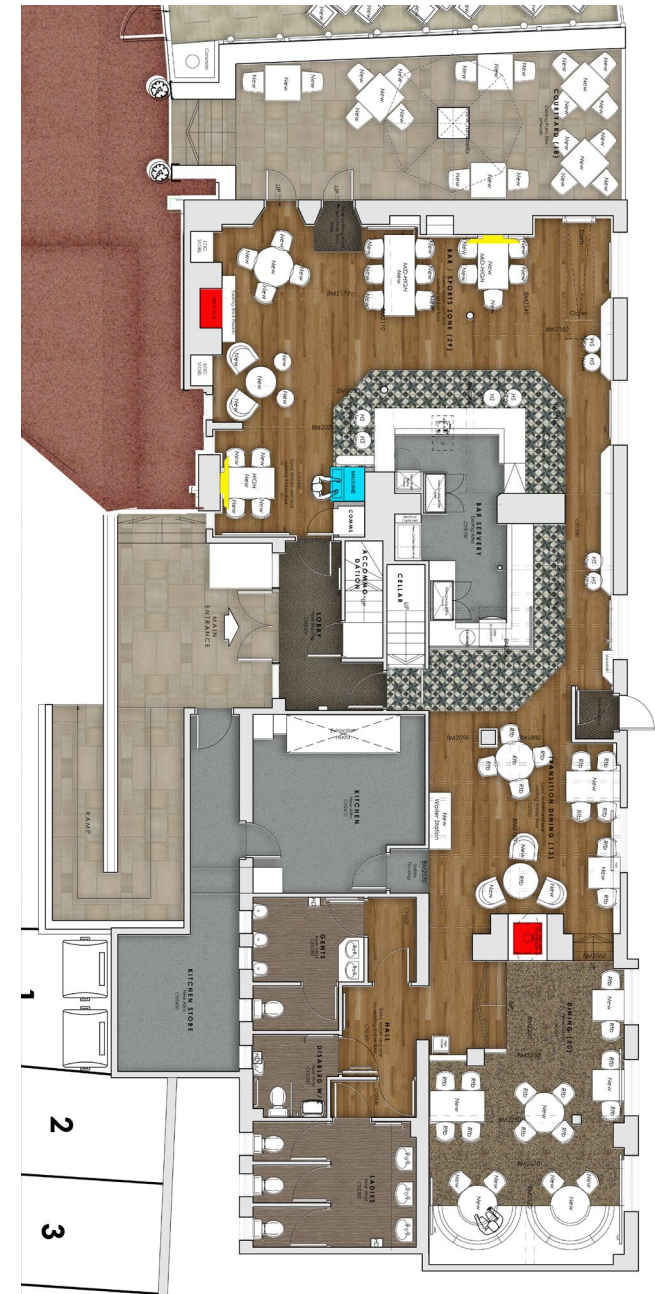
Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Remove back bar fittings and make good.
- New tiled bar apron.
- Sand and re-polish existing timber flooring in bar and dining areas.
- New carpet in dining area.
- New entrance matting in lobby.
- Full internal redecoration.
- New timber drinks shelves.
- New full-height comms cupboard.
- New feature darts area with wall cladding.
- Sand and re-polish bar top. Prepare for redecoration including cladding and tills.
- New backfitting with illuminated product display.
- New glass wash area with timber screen to bar top.
- New bottle coolers, glasswasher, WHB, and coffee machine.
- New TV installed in existing position.
- Part-new refurbished furniture.
- New decorative and functional light fittings.



Floor Plans & Finishes

1 General Trade Areas:

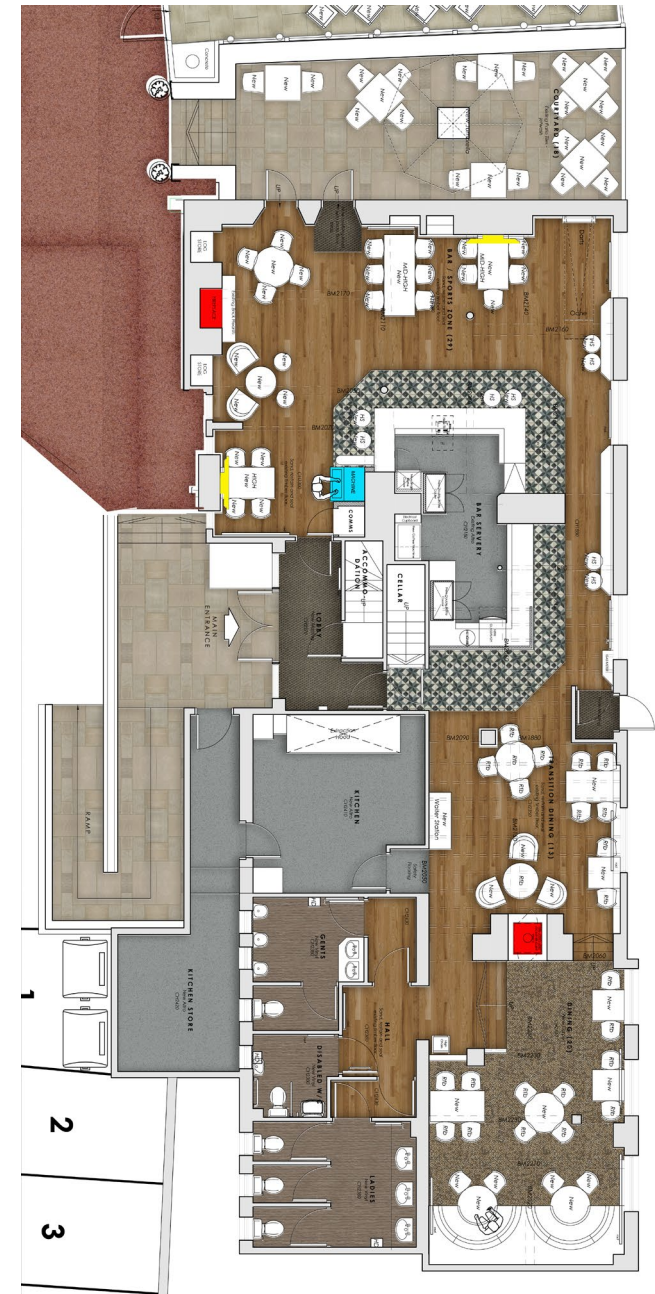
- New bric-a-brac and artwork throughout.
- Fireplaces retained and repaired where needed. New double-facing log stove to open fireplace.
- New circular dining booths installed.
- Full internal decorations throughout; restore joinery, doors, and beams.
- New ironmongery throughout.

2 Customer Toilets:

- General decorations to all WCs.
- New vanity unit, sink, and taps in ladies'.
- Retile existing areas and install MDF T&G panelling to bare walls in Ladies and Gents.
- New stained timber windowsill in ladies'.
- New vinyl flooring.

3 Private Accommodation:

- Decorations as per report.
- Carpets to be removed where necessary.



Floor Plans & Finishes

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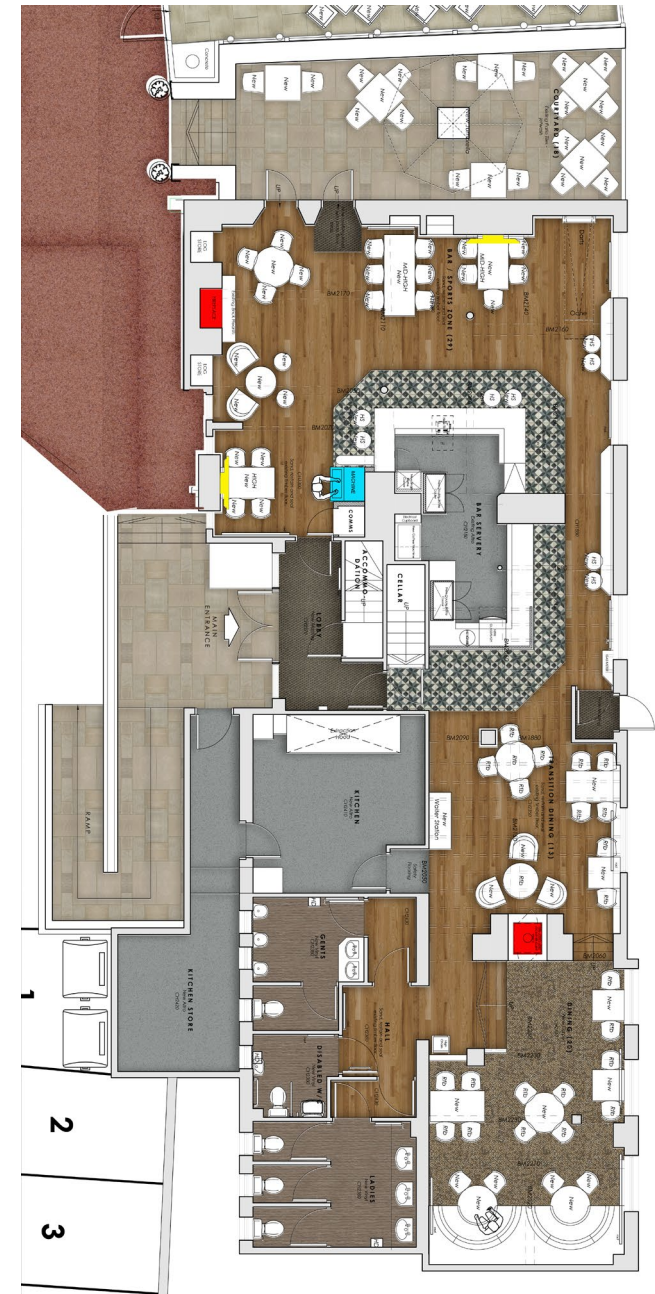
Cellar:

- Minor repairs and redecoration.
- New smart dispense system to be installed.
- Check and service cellar cooling as needed.
- Remove rubbish and debris from store areas.

5

Kitchen:

- New equipment.
- Canopy works.
- Gas interlock.
- Fire suppression system.
- New white rock and decorations.
- New vinyl flooring.



External Refurbishment



THE THREE CROWNS



Signage and external works:

- New signage scheme and external decorations to building and fences.
- General repairs to windows and doors.
- New picket fence to car park for new beer garden area.
- General trimming of shrubbery and bushes.
- New resin-bound flooring in beer garden.
- New festoon lighting.
- New planters and planting.
- New external furniture.
- New fire exit doors to side entrance.



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.

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