



About the Opportunity



Why Invest?

Exciting Opportunity: The Horse & Groom, Rearsby Pub Refurbishment!

A full refurbishment will breathe new life into The Horse & Groom in Rearsby, Leicestershire, transforming it into a premium local with wide appeal. Inside, the scheme will deliver a complete L&T conversion, upgrading all trading areas with new finishes, furniture and décor. The result will be a smart, welcoming pub that reflects the charm and character of its village surroundings.

Elevate Your Investment: Witness the Transformation

Externally, the investment includes full redecoration, new signage and lighting, along with the development of a larger, private rear garden to increase covers and improve summer trading. As the only pub in this affluent village, The Horse & Groom is well placed to become a true community hub, attracting locals and visitors from surrounding areas with its quality offer and newly elevated look.

About the Opportunity



Target Customers

Local Residents:

- With no direct pub competition in the village, locals will have a refurbished, welcoming venue on their doorstep for food, drinks and events.

Couples & Diners:

- The stylish surroundings, quality product and improved layout will make it a popular choice for date nights and casual dining occasions.

Families & Groups:

- The spacious interior and extended beer garden will suit relaxed meals, family catch-ups and weekend socials.

Visitors & Walkers:

- With nearby countryside and scenic routes, the pub will be a natural stop-off for those exploring the area.

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The Offer

Drinks:

- The pub will offer a wide range of premium drinks, including lagers, ciders, spirits, wines, 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:

- A premium local food offer tailored to the pub's new identity and audience.

Coffee:

- A coffee offer will be available to suit daytime trade and non-drinkers.

Events:

- The pub will offer live music and host events 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



New Pedestal &
Urinals in Gents



New Vanity
Unit in Ladies



Ladies Splash back tiling



New Bulkhead
Light Fittings

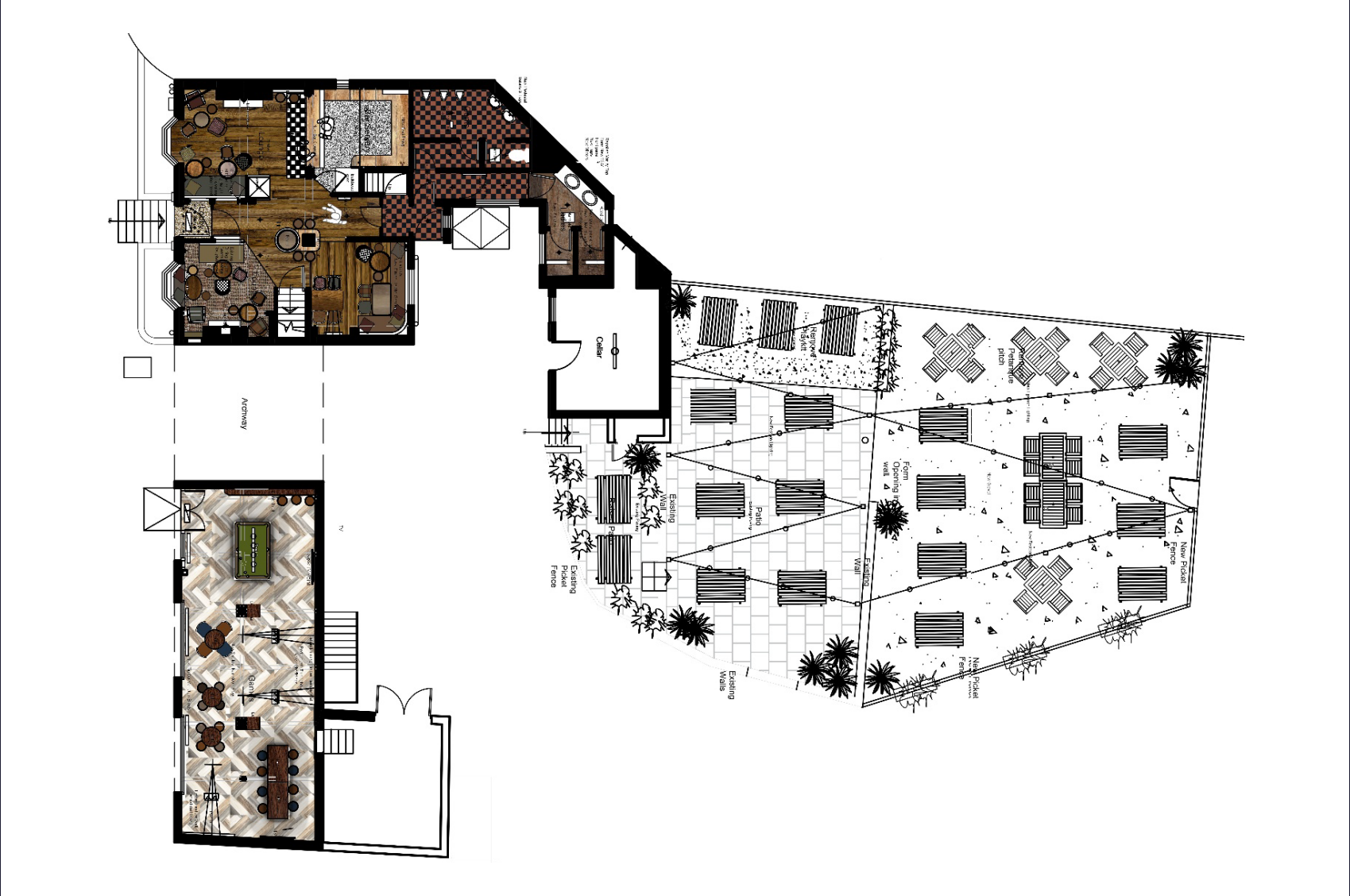


Wood FX Safety Floor in Ladies Dado Boarding



External Mood Board





Floor Plans & Finishes

1 Bar & Backfitting:

- Formation of new bar counter.
- Formation of new backfitting.
- New lighting.
- New bar product layout to be installed.
- New safety flooring with welded seams and self-coving.

2 Lounge Bar Area:

- Repair, extend and refinish existing timber floor.
- New carpeting & tiled drip-space flooring.
- New screens.
- New timber dummy beams to ceiling.
- Full decoration to all painted surfaces.
- New fixed seating and alterations to existing seating.
- New light fittings to existing and proposed positions.
- New artwork and 3D bric-a-brac.
- Refurbishment and allowance for part new loose furniture.
- New curtains.
- New internal signage.



Floor Plans & Finishes

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Customer Toilets:

Ladies:

- Full redecoration throughout.
- New timber-effect safety vinyl flooring.
- Manufacture and fit new mirror.
- New lighting to existing positions.

Gents:

- Full redecoration throughout.
- Contract clean existing flooring.
- Manufacture and fit new mirror.
- New lighting to existing positions.



External Refurbishment



Signage and external works:

- Provision for new signage and external lighting scheme.
- Allowance for full external redecoration.
- Mix of new and refurbished existing timber furniture.
- Removal of fence to rear of car park, clearance of area beyond and laying of stone chippings.
- Removal of existing play kit.
- Formation of additional patio area, as per plan.



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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.

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