



# The Middle Bell, Barton



INVESTMENT PLAN ►

ABOUT THE  
OPPORTUNITY

FLOOR PLAN &  
FINISHES

EXTERNAL  
REFURBISHMENT

FIND OUT MORE



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

## The Middle Bell

33 Main Street, Barton-under-Needwood, Burton-on-Trent, DE13 8AA

### Why invest?

- **Premium opportunity** – Barton Under Needwood is a highly affluent village on the outskirts of Burton on Trent. With over 3,500 adults living within a 10 minute walk there are plenty of locals looking for a great premium local pub serving a range of high quality food and drinks which offers a gap in the market that is not fulfilled by any of the local competition.
- **All-day appeal** – From coffee mornings to lunches to premium drinks and dinners, there is something to attract customers all day long. There's even a wood-fired pizza oven!
- **Additional Opportunities** – As well as local trade the site offers a great opportunity to attract trade from visitors to the nearby Barton Marina complex as well as from the largest towns of Burton, Lichfield and Tamworth which are in easy reach thanks to the proximity to the busy A38.
- **Flexible Trade space** – With 80 covers across the bar, lounge and dining areas, there are fabulous areas awash with features such as open fires, tiled floors and wood beams. As well as the great zones downstairs there is additional upstairs trade space with an extra 34 covers that can be used for functions, private dining or simply additional everyday trading space.

### Target customers

- The pub will appeal to a wide cross-section of people. With a female-friendly coffee morning offer, followed by lunch and cocktails, it will also appeal to families looking to utilise the outdoor space of the enclosed garden, while local shoppers and business people won't be forgotten either.

### Offer

- A fantastic spirits range will be complemented with a great cask ale offer, as well as the opportunity to trade up to more premium drinks from the core range of draught products.
- Simple, well-presented pub classics will make up the menu. An existing wood-fired pizza oven will allow for high-end pizzas to make up part of the offer.
- 'Rhythm of the week' events, such as acoustic entertainment and pub quizzes, will be an additional draw for the local community.



ABOUT THE  
OPPORTUNITY

FLOOR PLAN &  
FINISHES

EXTERNAL  
REFURBISHMENT

FIND OUT MORE

View Internal Moodboard



Click on the  to reveal details of the proposed refurbishment.

# The Middle Bell, Barton

ABOUT THE  
OPPORTUNITY

FLOOR PLAN &  
FINISHES

EXTERNAL  
REFURBISHMENT

FIND OUT MORE

[View Outdoor Moodboard](#)



Click on the  to reveal details of the external refurbishment.

# The Middle Bell, Barton

ABOUT THE  
OPPORTUNITY

FLOOR PLAN &  
FINISHES

EXTERNAL  
REFURBISHMENT

FIND OUT MORE



**This is a fantastic opportunity to take on a pub that's ready to become the premium choice in an affluent area.**

With an affluent demographic on its doorstep, The Middle Bell is ready to become the premium choice in the local area. A varied offer throughout the day will ensure there is something for everyone, while occasional events such as acoustic music and quizzes will bring extra custom. Premium drinks will be complemented with a simple, well-presented food offer to entice customers back again and again.

**Interested? Call us today.**

Call on 08085 94 95 96

Or follow the simple online application process at [www.starpubs.co.uk](http://www.starpubs.co.uk)

# The Middle Bell, Barton

## Schedule for The Middle Bell

### Bar servery

Works to the servery will include the following:

- Cut back bar counter and form new feature booth seat.
- New tiled floor from entrance to bar wall.

### Bar

Works to the bar will include the following:

- Strip and polish all existing timber floors.
- Upgrade bars and back-fittings.

### Lounge

Works to the lounge will include the following:

- New timber floor to conservatory.
- New rustic post screen to shield new fixed seating.
- New fully glazed feature entrance door.

### Lounge/dining room

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

- New carpet.
- New fixed seating.

### Toilets

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

- Upgrade and redecorate toilets.

### Outside area

Works to the outside area will include the following:

- A full external redecoration, including all windows and doors.
- New timber planters to patio.
- New post and rope fencing to edge of patio.
- Form new timber-framed covered structure.
- New timber garden furniture to front and rear patios.
- Cut back existing smoking shelter and form new feature boarded entrance wall with lanterns over.
- Form new gate and fenced enclosure to food prep/delivery store.

### Signage and lighting

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