





# About the Opportunity



## Why Invest?

### Significant investment to create exceptional new business

Following a full refurbishment inside and out, **The Middle Bell** will be transformed into a classic premium village local.

Major investment will create a fabulous pub that will cater to the local community. The site is currently open and trading well but the environment is becoming tired and worn. The refurbishment will see us redecorate the site throughout with all of the wall and floor finishes being refreshed, new more contemporary light fittings installed with new loose furniture throughout. We will also be making changes to the rear entrance to enhance this area from the car park as well as altering the conservatory to feel part of the pub with new doors to the patio area and a feature fireplace and fixed seating.

The exterior of the pub will also be completely refurbished with the external render repairs and redecorated with new signage and feature lighting, but all done sympathetically due to being a conservation area. To the rear we will be significantly extending the patio area with screens to all sides giving an enclosed, secluded feel to maximise the site potential sales on warm summer days.

### Community focused location

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.

### Tap into this pubs potential

There is a clear gap for a premium pub with a classic traditional pub food offer, alongside premium drinks and cask ales. The site will also benefit post refurbishment from a large, enclosed garden terrace to the rear providing a hidden retreat for those looking for an alfresco drinking and dining experience in the summer evenings and weekends. Internally the pub has 80 covers on the ground floor and a further 34 in the upstairs function/private dining room. Externally the site will have the rear patio extended which will then provide up to 100 outside covers.

# About the Opportunity



## Target Customers

The stunning new look at The Middle Bell will attract a broad demographic.

- Daytime visitors for coffee mornings, lunch and cocktails,
- Families to utilise the outdoor space of the enclosed garden.
- Local shoppers and business people should not be forgotten and this will also appeal to a wide cross section of ages that live in the surrounding areas looking

## Offer

The Middle Bell has the potential to be THE pub in Barton Under Needwood.

- Premium lagers, craft beers, and a great range of cask ales alongside
- Premium wines and spirits and a small range of cocktails.
- A full bean-to-cup coffee offer.
- Weekend entertainment, alongside a good community rhythm of the week such as quiz nights where the community can get involved with the goings on at the pub.



# Internal Moodboards

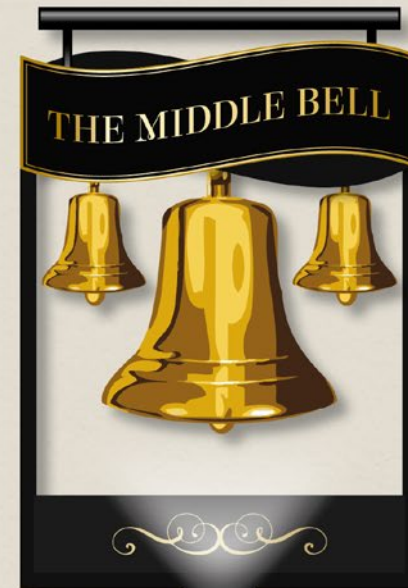
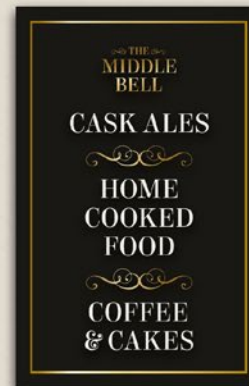




# Internal Moodboards



# External Moodboards





# Rendered Floorplan



# Floorplans & Finishes

## 1 Internal Trading Areas

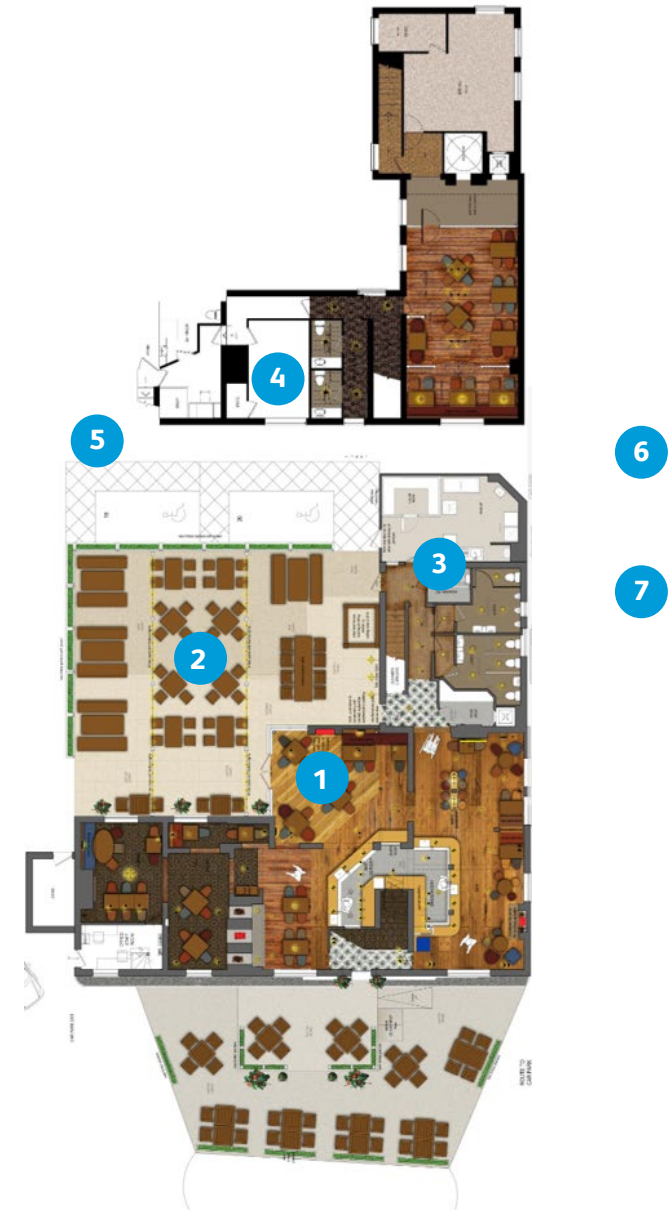
- Ground floor to be refurbished with new glazed rear entrance door.
- Conservatory to have fire exit doors re-sited and feature fireplace constructed.
- The food hoist is retained as existing.
- Allow to upgrade counter and back fitting.
- Provide new carpet to floors as indicated.
- The existing timber floors are to be re-sanded and new timber floor provided to the conservatory.
- Re-decorate complete.

## 2 Restaurant

- Provide new entrance door and internal draught screen.
- The existing timber floors are to be re-sanded.
- Provide new partition and door to trade kitchen.
- Re-decorate complete

## 3 General works

- Allow to upgrade existing vanity units.
- Allow for minor repairs
- Re-decorate complete.





# Floorplans & Finishes

## 4 Kitchen

- The existing canopy and equipment is to remain with no work.
- Provide whiterock to rear wash-up and prep area.
- Re-decorate complete.

## 5 Cellar

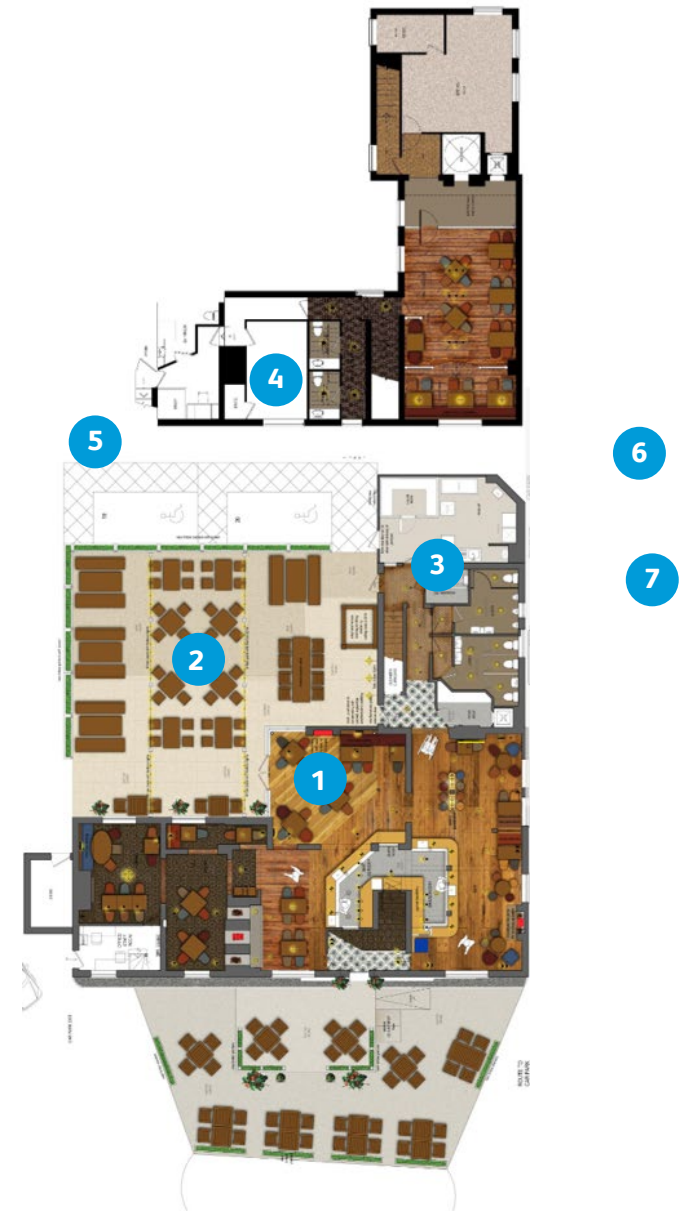
- Re-decorate complete.
- Install Smart Dispense

## 6 Accommodation

- Allow for partial re-decoration only.

## 7 Services

- Heating is to remain as existing.
- Re-wire as necessary to meet current regulations, including fire alarms and emergency lighting.



\_\_\_\_\_



## External Area

- Carry out complete external re-decoration.
- Provide new signage and lighting scheme.
- Carry out pre-painting repairs generally.
- Provide repairs and white lining to car park.
- Front patio to be jet washed and made good with new timber planters.
- Allow to re-form ramp and replace cellar flaps.
- Rear patio to be jet washed and made good and extended to match.
- Provide new box planters with topsoil.
- Provide new Perspex screens to planter boxes.
- Provide timber posts for festoon lighting.





## 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? Call us today.**

 **08085 94 95 96**

**Or visit**

 **[www.starpubs.co.uk](http://www.starpubs.co.uk)**