



# The Pint Pot, Sutton

INVESTMENT PLAN ▶

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## The Pint Pot

50 Tower Rd, Sutton Coldfield, B75 5EA

### Why invest?

- **Extensive Refurbishment Planned** – An uplifting refurbishment will amplify The Pint Pot's position as a warm and lively pub that can be enjoyed by the whole community. The refurbishment will introduce a vibrant interior, with a new pool table, fixed seating with in-built USB ports and an updated darts area. The commercial kitchen will be expanded, allowing the pub to offer a simple food menu in the local area. This, coupled with a refreshed patio area, is set to attract families and locals alike, generating multiple income streams for the pub.
- **Great Location** – The Pint Pot is located in the suburb of Mere Green in Sutton Coldfield. Dense residential areas surround the pub; with over 11,500 living within a 20-minute walk, so passing footfall is high. The planned refurbishment will boost the pub's kerb appeal, catching residents who would normally walk further into Mere Green due to the lack of good local options.
- **Fantastic Potential** – The new Pint Pot will offer a warm, welcoming pub for locals to enjoy a casual drink or bite to eat. A standout feature of this refurbishment will be the pub's flexibility. From the zoned trading area with a variety of seating and dining options, to the outside terrace offering a potential for summer gatherings, the incoming lessee will be able to make the pub truly their own. This is a pub with great potential; all we're missing is the right person to drive it forward. So, could that be you?

### Target customers

The newly refurbished Pint Pot will appeal to a broad range of customers in the local area as well as becoming a destination venue for diners. Customers will include:

- Local residents and friends wanting to enjoy a casual drink or premium pub food.
- Older couples and groups looking for a lunch venue.
- Groups of friends looking for local entertainment such as quiz nights or live sports.

### Offer

Post-refurbishment, The Pint Pot will be transformed into a welcoming versatile pub with a cosy feel, offering:

- A premium venue with multiple income streams.
- An exciting new food menu, including dishes like chilli nachos, chicken wings and pizza.
- A games area for customers wanting to enjoy a game with friends.
- A vibrant patio area, attracting families and offering increased covers in the warmer months.
- A great drinks selection including quality ales, beers, ciders, wines and spirits.

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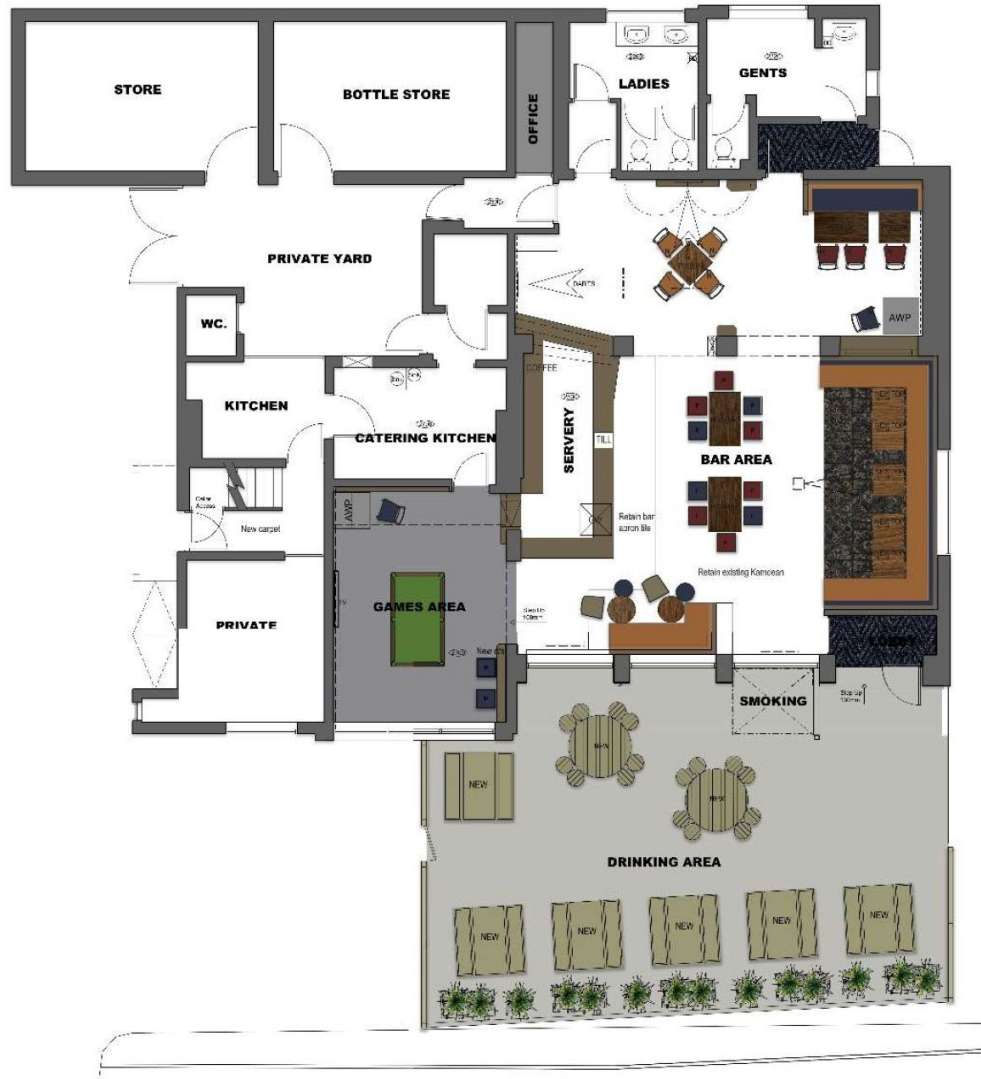
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**This is an incredible opportunity to take on a pub business that's ready for refurbishment and growth.**

This project will significantly enhance the business' 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.**

Call on 08085 94 95 96

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

## Schedule for The Pint Pot

### Bar Servery

The existing bar servery will be retained and refurbished to match the updated look and feel of the pub. A new layout and a tasteful colour palette will enhance the servery, and better market the premium food and drinks selection on offer. Works will include:

- Staining and polishing the existing countertop.
- Decorating the bar front with a fresh painted finish.
- Altering the existing back bar fitting, with new tiling and vinyl's on the mirror to better display the premium drink offering.
- Retaining the existing tiled bar apron.
- Installing a new till system, repositioned to the front of the servery, with wiring back to the office for greater efficiency.
- Adding a new pod coffee machine to enhance the coffee offer.
- Retaining and servicing two of the bottle coolers.
- Servicing the glass wash.
- Adding a new ice machine.
- Installing feature pendant lighting to create atmosphere.

### Trade Area

The trading area will be retained and enhanced with a quality finish, providing a bright and lively atmosphere for customers to enjoy a quality drink or bite to eat in. The various zones and more intimate drinking and dining spaces will be restructured with new seating to provide customers with a variety of options for any occasion. Works will include:

- Retaining the existing Karndean flooring.
- Laying new carpet to one of the seated areas, softening the space.
- Adding new feature wallpapers throughout the space, in an attractive contrast of muted pastel colours and more vibrant floral patterns.
- Retaining and refurbishing the existing bar furniture, including bar stools, cosy barrel chairs and fixed corner seating.
- Removing some sections of fixed seating, opening up the area.
- Adding tongue and groove panelling to dado height in place of the removed fixed seating.
- Constructing new sections of poseur and dining height fixed seating with in-built USB sockets, upholstered in premium fabrics.
- Adding new timber tops to the tables in the carpeted seating area.
- Introducing screens throughout, creating areas of privacy.
- Installing new feature lighting throughout the space, creating ambience.
- Installing new TVs throughout the space.
- Enhancing the darts area, with new rustic boarding, matting and a chalkboard and electronic scorer.
- Creating a secondary darts position in a new cabinet with doors, for flexible use.
- Adding new roman blinds and black out roller blinds to all windows.
- Finishing the space with new tasteful bric-a-brac.

### Games Area

The raised games area will be retained ensuring the pub accommodates its loyal local customer base and has a diverse offering. Works will include:

- Laying new vinyl flooring.
- Installing new spot lighting.
- Providing a new pool table and short cues.
- Introducing a few bar stools to the space, upholstered with patterned fabric.
- Installing a new drinks shelf, to encourage a sociable atmosphere.
- Adding new roman and black out roller blinds.

- Rewiring the power outlets for the AWP machine.
- Installing a new TV.
- Decorating the space with a new painted finish and framed pictures.

### Kitchen

The existing kitchen will be retained and upgraded to be fully compliant and efficiently deliver the pub's new menu. Works will include:

- Laying new safety Altro flooring.
- Installing a new ventilation system.
- Adding new power positions at counter top height.
- Providing new equipment to deliver the intended food offer.
- Decorating the walls, timberwork and ceiling.

### Toilets

The ladies and gents will be redecorated and repaired in line with the pub's new interior design, establishing a premium feel throughout. Works will include:

- Decorating all walls, ceilings and timberwork in an updated colour scheme.
- Retaining the existing hand dryers.
- Laying new matting to the entrance areas.
- Retaining the safety vinyl flooring.
- Cleaning and servicing the existing fans.

### Cellar

The existing cellar is to be retained, the only action includes minor repairs and the installation of a SmartDispense System to reduce waste and improve quality.

### Patio Area

The outdoor terrace will be refreshed to improve kerb appeal and create an attractive area where customers can enjoy drinks during the warmer months. Works will include:

- Tidying and jet washing the existing paving.
- Installing a new cantilevered canopy, hung from the masonry column.
- Repairing and staining the existing fencing.
- Adding a variety of fixed-down outdoor furniture, including round sharing tables and picnic benches, increasing covers in the warmer months.
- Adding new 2.7 metre posts and stringing festoon lighting across them.
- Removing the existing smoking canopy above the main entrance.
- Adding new planting to soften the space and create a more vibrant feel.

### Licensee Accommodation

This will be in line with our 'Ready to Trade' promise so you can focus on creating an exceptional venue from the outset.

### Signage and External Area

The pub exterior, lighting and signage will be refreshed to position it as an attractive traditional pub as well as a premium destination dining venue. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior. Works will include:

- Repainting the facades of the pub, with the lower facade in a deep earthy green.
- Decorating the facades with a hand-painted mural and amenity sign.
- Adding an updated signage scheme, including new gold lettering, amenity boards, poster cases and post signs.
- Installing lighting scheme to the exterior of the building including silver lanterns and LED floodlights.
- Adding decorative hanging baskets to soften the overall appearance.

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