



About the Opportunity



Why Invest?

Fantastic refurbishment planned

An extensive refurbishment will transform The Horse & Jockey into a quality pub for customers to enjoy. The interior and exterior will receive major works and renovations to modernise the pub with cosy, natural finishes. The pub's kitchen will also undergo an overhaul with a new fit out. The pub will be decorated in the style of a great country pub, with some twists and nods to The Horse & Jockey name and will also pay tribute to RAF Waddington.

Externally we will be redecorating the garden, with new signage and a great rear outdoor patio area with some Birra Moretti Branded Sheds (Subject to planning) to offer a premium and quality external drinking and dining area for the warmer months.

Community focused area

The Horse & Jockey is situated in a prime position facing the old market square, in the village centre of Waddington. With good access links, The Horse & Jockey is located just one mile away from RAF Waddington Air Base. As a result, the pub benefits from 6,600 adults living within a one-mile radius. Along with this, the pub has 30k people living within a ten-minute drive and has good Lincoln and Grantham bus links. This excellent location means that there will be a high number of visitors looking for a destination pub to be able to relax and socialise in.

Untapped potential

The Horse & Jockey has the opportunity to enjoy multiple income streams with great bar trade, a destination food offer with approximately 138 covers, and a great outdoor area with decking space and a fire pit. This means the pub will be able to cater to a wide range of customers and fill a gap in the market in the area for a great pub offering quality food, attracting locals and visitors alike.

About the Opportunity



Target Customers

When refurbished, the Horse & Jockey will appeal to:

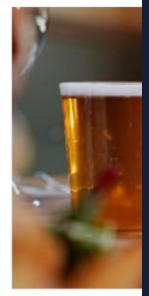
- A wide range of consumers and will attract the local community looking for a great space to enjoy drinks or some traditional pub food with a warm, welcoming atmosphere.
- Everyone from the surrounding community and due to its curbside appeal, should also be able to feed off the daily passing trade

Offer

When refurbished, the Horse & Jockey will offer:

- Competitively priced drinks offer including draught lagers, cask ales and ciders, a wine selection, a good range of quality spirits, and great No & Low options.
- A great range of homemade fayre with locally sourced ingredients and dishes. Sunday Lunches and some quirky twists on tradition.
- A full coffee & cake offer, to increase daytime trade
- Live sports, with Sky & TNT, darts, quizzes, charity fundraisers and live entertainment.

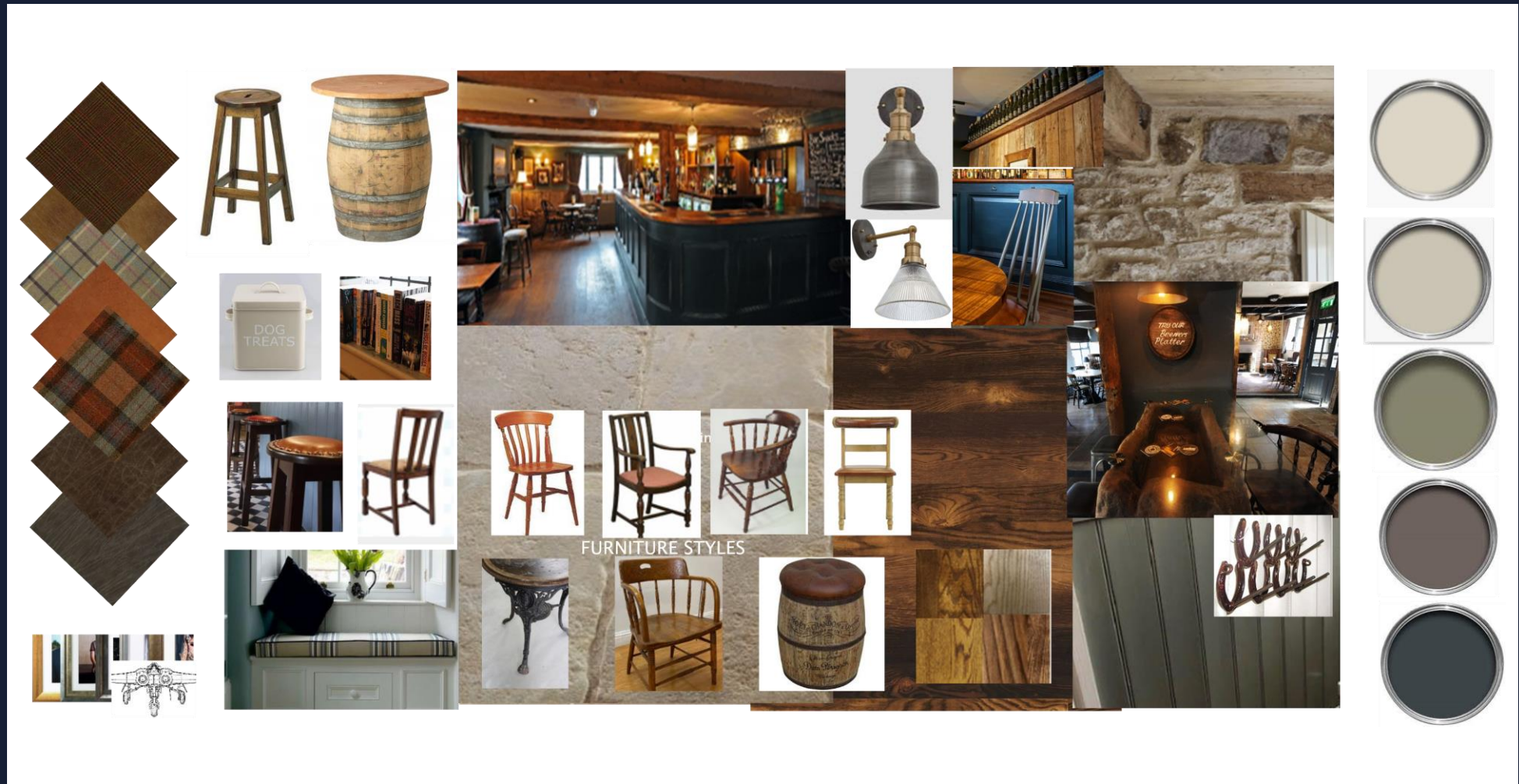
Internal Mood Board



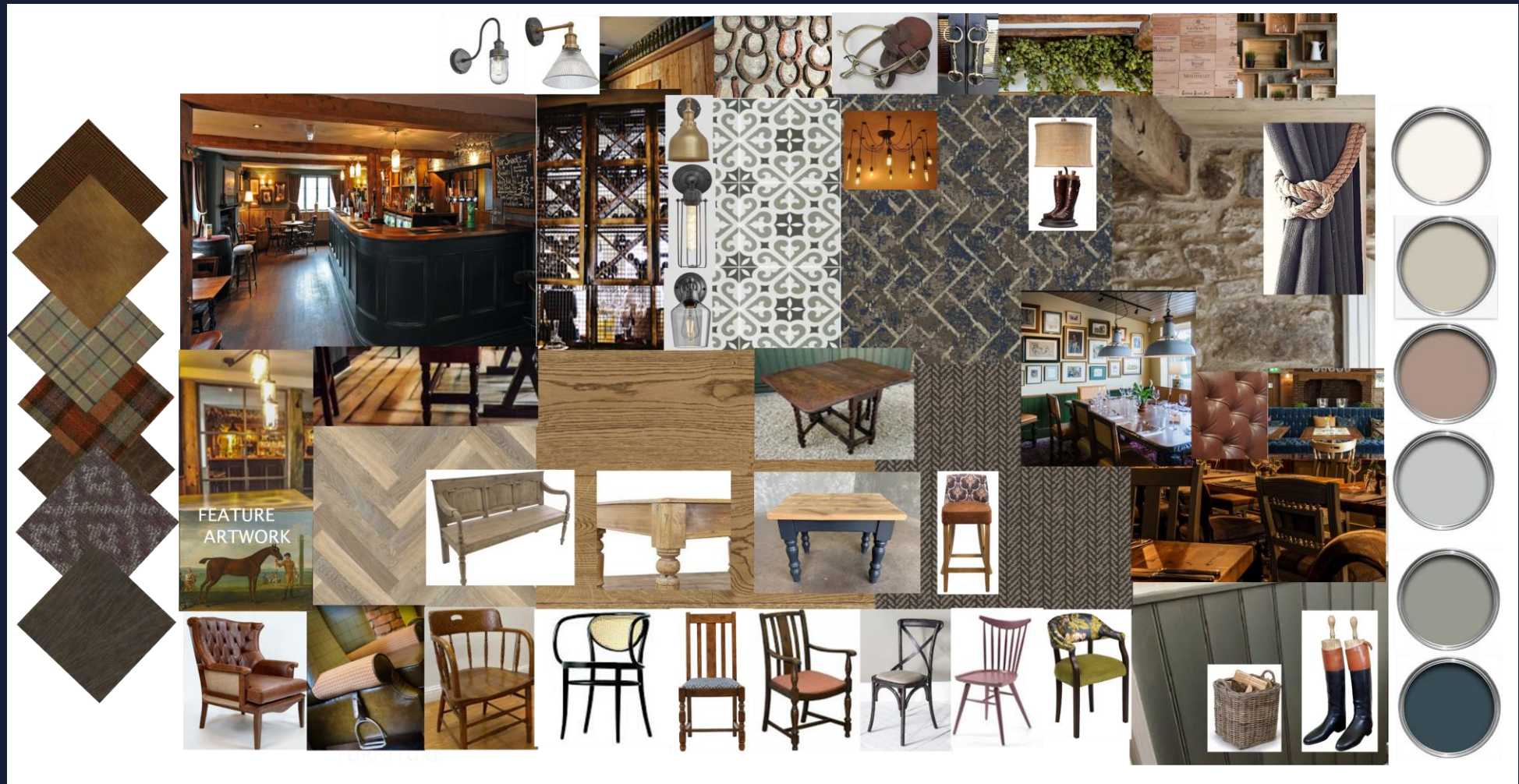
Internal Mood Board



Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1

Trading Areas

- New front door to main entrance.
- Internal lobby area remodelled with new glazed doors.
- Vestibule removed to increase daylight.
- Rear door to Gents toilet to become exit only.
- Improvements to fire protected route from letting rooms with new glazing and Maglocks to doors.

2

Bar Area

- New bar apron.
- Screen removed and new feature wall to conceal glass wash area.
- Studwork wall formed to create better backfitting opportunity.
- New kardean flooring.
- New spiders web timber floor.
- Retained flag stone floor.
- Dado boarding.
- Eclectic mix of furniture with rustic barrel tables.
- Reupholstered window seats.
- Upgrade light fittings.
- New window treatments.
- Redecorations throughout.



Floor Plans & Finishes

3 Lounge

- New curved seating booth.
- Screen formed to create waiter station with ramp into kitchen.
- New wine display feature
- New carpet.
- Overclad side windows to conservatory.
- New Dado boarding.
- Extend fixed seating and reupholster.
- Upgrade light fittings.
- Eclectic mix of furniture.
- New window treatments.
- Feature artwork and bric-a-brac
- Redecorations throughout.

4 Toilets

- New disabled toilet.
- New vinyl flooring.
- New sanitaryware.
- New wall tiling, dado boarding and tiling.
- New vanity unit.
- New feature sliding door to gents.



Floor Plans & Finishes

5

Lounge

- Overhaul of the kitchen with new fitout.



External Refurbishment



Signage and external area

Works will include:

- New signage scheme with new post sign
- Tidy up to frontage with new gravel.
- New benches and planters.
- New post and rope.
- Tarmac repairs to carpark.
- New fencing and gates to conceal cold rooms.
- New bound gravel to define walkway from rear doors to beer garden.
- New foliage wall feature.
- Beer garden entrance marked with foliage archway.
- New timber Birra Moretti branded furniture.
- New huts and fire pits.



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**