



The Millstone, Newton Le Willows

INVESTMENT PLAN ▶

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FINISHES

EXTERNAL
REFURBISHMENT

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The Millstone

Millstone Hotel, 71 Mill Lane, Newton-le-Willows WA12 8BG

Why invest?

- **Extensive Refurbishment** – Significant investment will transform The Millstone into a stylish premium pub with an exceptionally large beer garden. An extensive internal and external refurbishment will elevate The Millstone to become the go-to premium pub for locals and commuters in the up-and-coming market town of Newton Le Willows.
- **Excellent Demographic** – Conveniently situated next to a busy train station, with direct links to both Manchester and Liverpool, The Millstone's prime location gives it the potential to become the go-to afterwork pub for local commuters. It also sits at the heart of an affluent area with rising demographics which is in desperate need of a premium yet warm and welcoming local pub to meet demand.
- **Fantastic Potential** – The Millstone has huge potential which is just waiting to be unlocked by the right licensee. Post-refurbishment, the venue will offer customers a premium pub experience with great locally sourced food, exciting drinks, fantastic coffee and weekly pub quizzes and light entertainment to bring the local community together. Could you be the one to take it to the next level?

Target customers

Following the refurbishment, The Millstone will appeal to a broad range of customers looking for a premium pub in Newton Le Willows. Customers will include:

- Commuters stopping by for a drink on their way home from work.
- Families and couples seeking a weeknight treat or premium Sunday lunch.
- Locals keen to enjoy a coffee or drink while working or relaxing.
- Families celebrating special occasions.
- Groups of friends meeting for a catch-up.

Offer

- Following an extensive refurbishment, The Millstone will be revamped into a beautiful, rustic countryside destination pub, offering:
- A high-end yet welcoming local pub where locals can meet to socialise while enjoying locally sourced food and premium drinks.
 - A large beer garden offering an impressive number of outdoor covers.
 - Full external refurbishment to drive curb appeal.
 - An exciting new venue in a well-populated area with little competition.
 - A great Sunday lunch offering.

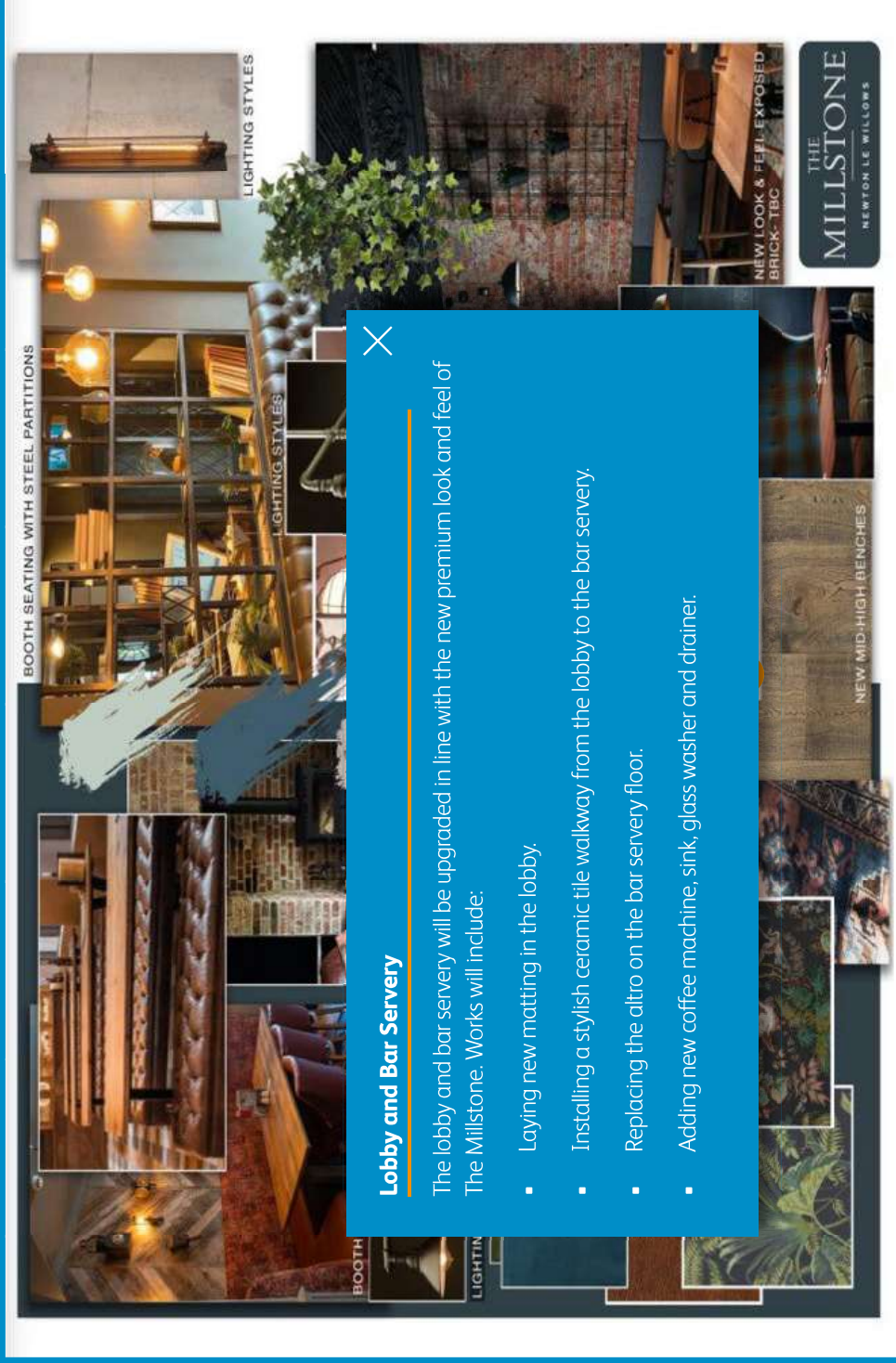
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Lobby and Bar Servery

The lobby and bar servery will be upgraded in line with the new premium look and feel of The Millstone. Works will include:

- Laying new matting in the lobby.
- Installing a stylish ceramic tile walkway from the lobby to the bar servery.
- Replacing the aliro on the bar servery floor.
- Adding new coffee machine, sink, glass washer and drainer.

al Mood Board

the i
proposed refurbishment.

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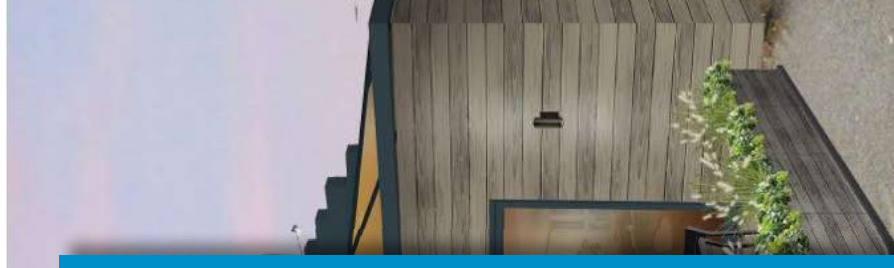
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Signage and External Area

To capitalise on The Millstone's premium location near Newton Le Willows train station, the external areas will be completely revamped in line with the new premium offering to increase kerb appeal for commuters. Works will include:

- Implementing a new signage scheme to highlight the craft ales, great food, and beer garden on offer.
- Installing new light above the entrance.
- Hanging floral baskets around the entrance.
- Extending the beer garden to increase covers.
- Repairing, repointing, and jet-washing existing paving on the terrace areas.
- Laying new outdoor floor tiling to the side terrace.
- Installing new resin bonded aggregate to terrace floor.
- Refurbishing existing exterior furniture.
- Creating a stone slab walkway to the cellar entrance.
- Installing new fence and gates to conceal cellar entrance.
- Constructing new open pergola and decorating with greenery.
- Building new stone steps.



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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

The Millstone, Newton Le Willows

Schedule for The Millstone

Lobby and Bar Servery

The lobby and bar servery will be upgraded in line with the new premium look and feel of The Millstone. Works will include:

- Laying new matting in the lobby.
- Installing a stylish ceramic tile walkway from the lobby to the bar servery.
- Replacing the altro on the bar servery floor.
- Adding new coffee machine, sink, glass washer and drainer.

Bar Area

The bar area will be extended to create a larger space with more covers and then redecorated to create a cosy and comfortable yet modern and stylish pub. Works will include:

- Extending bar area to increase covers.
- Laying premium timber flooring throughout.
- Exposing brick walls to create a new aesthetic.
- Installing a feature log burner to create a cosy atmosphere.
- Adding several new television screens.
- Redecorating the entire space and finishing with interesting bric-a-brac.
- Adding new mid-height benches to accommodate larger groups.
- Installing new fixed seating, upholstered in stylish dark leather or tartan material.
- Fixing modern new lighting throughout.

Toilets

The ladies', gents' and accessible toilets will be overhauled to reflect the new feel of The Millstone. Works will include:

- Laying new vinyl flooring throughout.
- Installing new hand dryers.
- Repairing and redecorating toilets where required.
- Deep-cleaning all existing toilet areas.

Kitchen

New altro will be added to the trade kitchen to support the expected increase in use.

External Areas

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