



ABOUT THE OPPORTUNITY



WHY INVEST?

Contemporary refurbishment planned

A refurbishment will turn the Spinning Mill into a premium community pub. Inside, the pub will be redecorated which will include new lighting, new furniture and new bric-a-brac. We will also be refurbishing the ladies toilets and make repairs to the gents. This will give the pub a whole new look and feel and attract a variety of customers.

The garden and smoking area will be enhanced with new furniture and a full redecoration. We will also install new signage and lighting. These works will give the pub a much more premium feel and will enable the new licensee to offer a fantastic space throughout the year.

Community focused

The Spinning Mill is located on the main road between Colne and Nelson, near Burnley. It's a densely populated area with almost 11,000 people living within a 20-minute walk of the pub. In this area is limited competition and there is a gap in the market for a good food and drink offer.

Serious potential

The planned refurbishment to the Spinning Mill will allow a new operator to build a reputation as one of the best pubs in the area. The quality of the surroundings, a loyal local community, 77 covers and fantastic outdoor space will make this pub stand out well above the competition. All we are looking for is the right operator....

SO, COULD THAT BE YOU?

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TARGET CUSTOMERS

When refurbished, the Spinning Mill will appeal to a very broad spectrum of customers, including:

- Couples and groups of friends weekend evenings
- Diners and families during the week
- Sport and pool/darts teams

OFFER

When refurbished, the Spinning Mill will offer:

- A range of drinks including some premium lagers, value lagers and craft beer
- Ciders, ales, premium spirits, and cocktails
- A home-cooked, traditional pub classics food menu
- Coffee and Wi-Fi
- Live sport
- Entertainment as part of the rhythm of the week

INTERNAL MOODBOARD

Existing Toilet Wall & Floor Tiles (new Vanity Unit)

Painted Panelling

Existing Tiles

Painted T & G

New Parquet

F/S Style

New Carpet

Faux Leather and Upholstery Fabrics

Artificial Greenery

Existing Furniture re-used

New Furniture

Lighting Styles

Paint Colours & Wallpaper

INTERNAL MOODBOARD



EXTERNAL MOODBOARD

Item A. 1no. Pictorial sign with applied lettering and logo. Lit by trough light.
 Item B. 1no. Car park sign with applied vinyl lettering and logo. On existing posts.
 Item C. 2no. A-Boards with chalk board patches.
 Item D. 2no. Fascia signs with individual lettering and applied logo. Lit by L.E.D flood lights.
 Item E. Portrait poster case.
 Item F. 4no. Landscape poster cases. (2no. on existing posts).
 Item G. 2no. Fascia signs with individual lettering and applied logo. Lit by L.E.D flood lights.
 Item H. 11no. L.E.D flood lights. (amount t.b.c)
 Item I. 1no. Copper lantern.



FLOOR PLANS & FINISHES

1

BAR SERVERY

The bar servery will be fully refurbished and redecorated. Works will include:

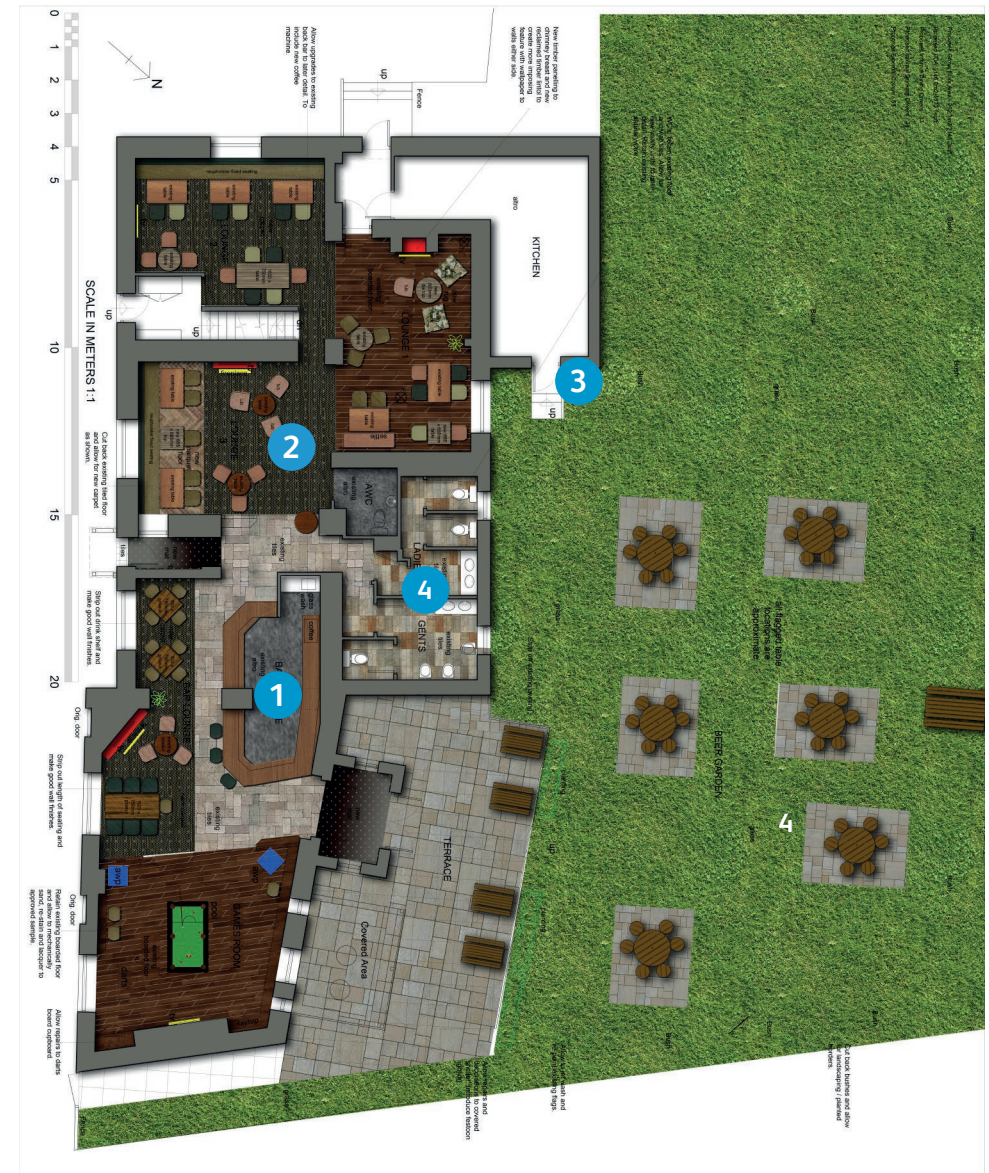
- Refurb servery backbar
- Wall, floor and ceiling finishes
- Sub floor preparation as may be required following removal of existing floor coverings
- Sand & Seal existing Timber Floor
- Lay only new carpet flooring to be supplied by direct (bar areas, lobbies); incl underlay, gripper rods, etc; provide seaming plan
- Flooring trims between new / existing finishes
- Karndean flooring
- Timber flooring; traditional oak - No spec parquet
- Timber flooring; repairs to existing prior to refinishing (Prov Qty)
- entrance mats/walk off mats
- Clean existing hard floors, Tiled, timber, altro
- 5 mm skim coat plaster finish
- Allowance to conceal all exposed cables

2

TRADE KITCHEN, BACK OFFICE & CELLAR

Works will include:

- Decorate walls, ceiling, woodwork
- PC Sum BWIC
- Decorate cellar walls, ceiling, woodwork and Anti Fungle Paint



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- Access equipment to afford redecoration of building generally
- Decorate previously decorated render
- Prepare and re-decorate windows - small panes
- Prepare and re-decorate doors
- Prepare and re-decorate fascias & soffits / external timbers
- Prepare and re-decorate rainwater pipes / gutters
- Prepare and re-decorate smoking shelter
- Prepare and re-decorate existing timber fence to car park.
- Prepare and re-decorate existing picket fence to garden



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