



● **THE NEW INN, CORN STREET, WITNEY, OX28 6AU** ●

# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Fantastic refurbishment planned

A major refurbishment will transform the New Inn into a premium local pub. Redecorations throughout the interior trading spaces will breathe a new lease of life into this pub. The extension and redecoration of the existing pergola will enable the new licensee to trade throughout the year and offer a fantastic space during the warmer months of the year.

The barn area will also be uplifted from a full re-decoration, new flooring, and new barn doors. This will be an epic space for customers and hosting functions – which will be another revenue stream for the business.

### Community focused

The New Inn is located just outside the town centre of Witney. Within a ten-minute walk time there are over 4,000 people that this pub will appeal to. The local demographics have better than average affluence. There are several pubs situated in the town-centre of Witney, however, there are lots of residential properties non town side which people would need to walk past the New Inn to reach the town.

### A pub business with potential

The New Inn operates as a community favourite. The planned refurbishment will expand upon this with a full internal re-decoration, new fixed seating, new back bar and refinished countertop, zonal flooring with a new tiled apron and re-decoration of male and female toilets. These changes as well as the barn, fabulous garden, and extended pergola, gives the pub the ability to appeal to a broad spectrum of consumers who want to meet friends for a drink or to dine throughout the year. With 50 covers and a function room, this pub has bags of potential. All we are looking for is the right operator.

## SO, COULD THAT BE YOU?

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

- The newly refurbished New Inn will appeal to a broad range of customers in the local area.
- The pub has many appealing factors and will attract all ages and groups with its great outdoor garden, quality of food offer and premium drinks selection.
- The main demographic groups in the area include stable families with higher value homes, well-qualified older singles with successful careers and families with school-age children with houses in popular neighbourhoods.

## OFFER

- When refurbished, the New Inn will offer a premium focused range of drinks and will likely find success in a traditional pub food menu.
- Coffee and Wi-Fi will be a lucrative way to entice customers throughout the day.
- Entertainment as part of the rhythm of the week, such as weekly live music and live sport, will be a great addition to the pubs offer

# INTERNAL MOODBOARD



# EXTERNAL MOODBOARD



## NEW INN, WITNEY Garden



decorative  
planting  
features



cosy pergola area to  
create a magical feel



hanging pendants to  
create an indoor/ outdoor look



shabby chic fixed  
seating with  
decorative  
cushions



colourful  
stacking chairs



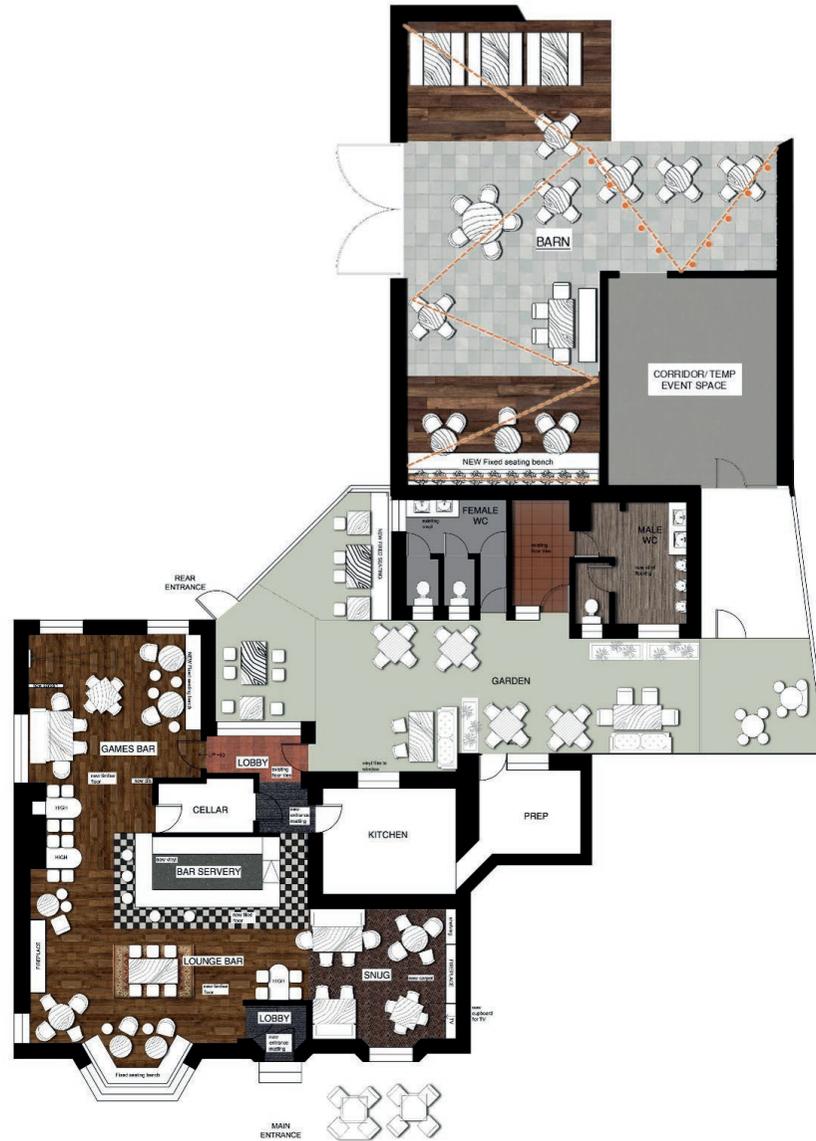
mixture of bright  
external furniture  
finishes



# EXTERNAL MOODBOARD



# RENDERED FLOOR PLAN



# FLOOR PLANS & FINISHES

## 1 TRADING & BAR AREAS

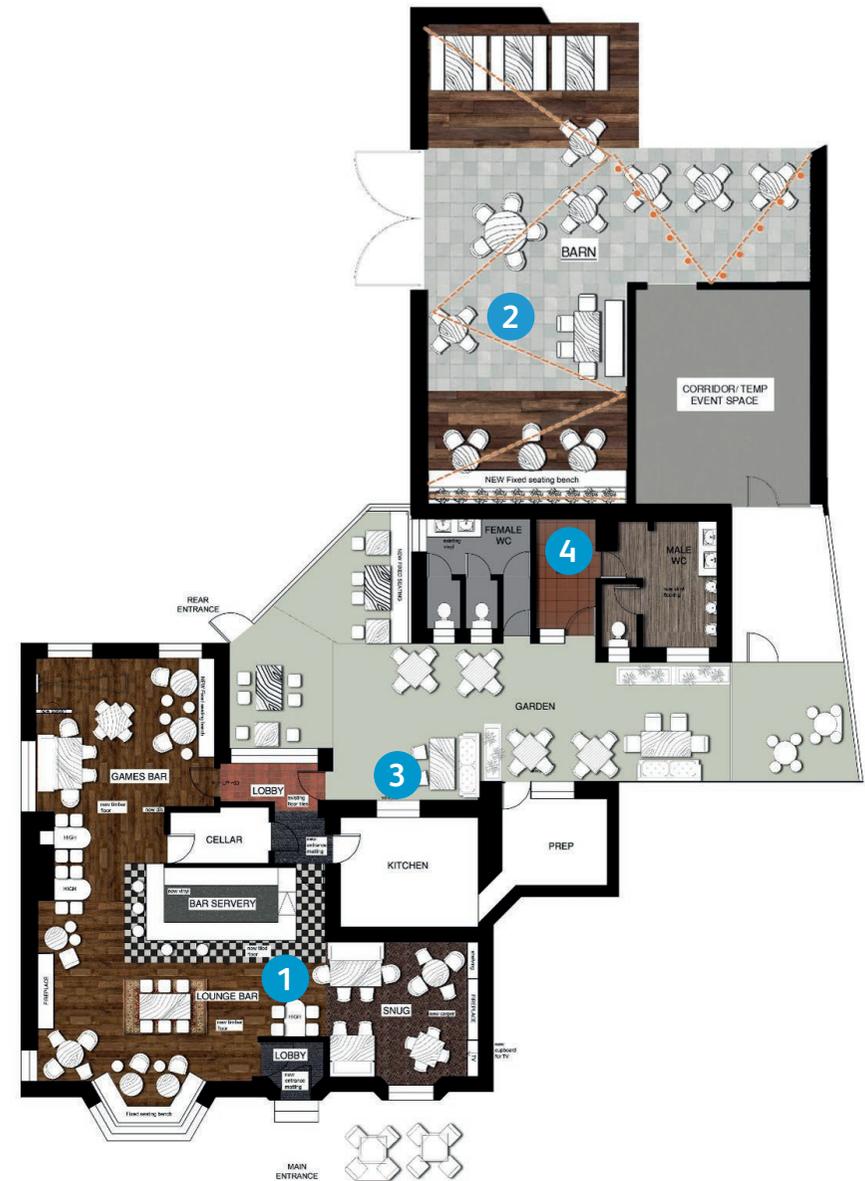
The trading areas will be refurbished and redecorated throughout, in line with the feel of the rest of the pub. Works will include:

- Redecoration throughout each of the trading spaces
- New feature wallpaper & timber panelling
- New fixed seating to be added throughout the pub
- Fitting new Zonal Flooring (Karndean/Carpet)

## 2 BARN AREA

The barn area will be refurbished with a premium finish, in keeping with the modern feel of the pub. Works will include:

- Partial new flooring including tiles and timber
- Decoration of the barn trading area
- New barn doors to be installed



# FLOOR PLANS & FINISHES

## 3 BAR SERVERY

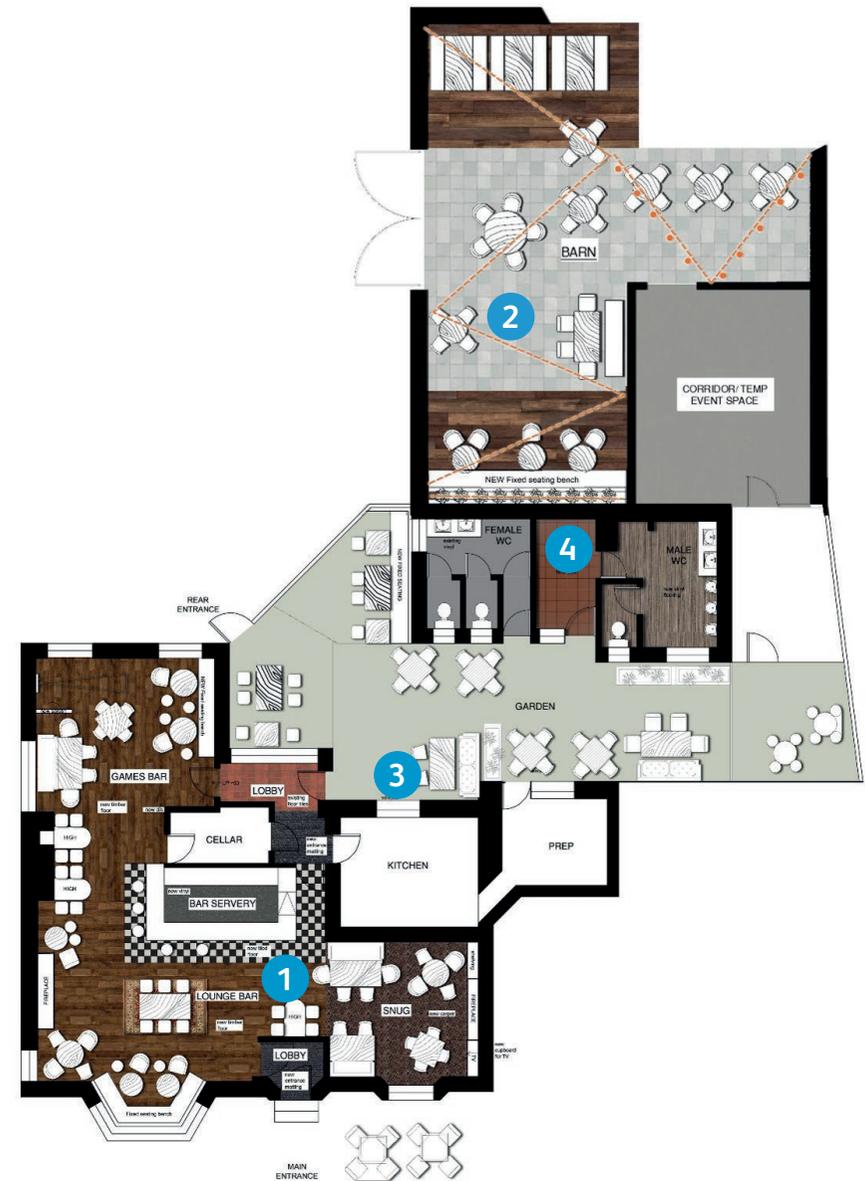
The bar servery area will be refurbished and redecorated. Works will include:

- New back bar to be fitted
- Refinished bar counter/front with new tiled apron

## 4 TOILETS

The ladies and gents toilets will be refurbished and redecorated throughout. Works will include:

- Redecoration of Gents & Ladies toilets
- Repainting all previously painted finishes



# EXTERNAL REFURBISHMENT



## SIGNAGE AND EXTERNAL AREA

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

- Re-decoration to the pubs signage
- Upgrading and re-decorating the lighting on the pub
- Adding seating to the front of the pub
- Introducing planters to the front of the pub
- Extend and redecorating the existing pergola
- Addition of new fixtures and fittings
- Add new feature seating, planters and festoons



## 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)