



# About the Opportunity



## Why Invest?

### Exciting Investment Opportunity: The Sun Inn Pub Refurbishment Underway!

Situated in the market town of Tuxford, just off the A1 in Nottinghamshire, the pub is strategically positioned in a charming village. Once a bustling hub for travellers, it now serves as a sought-after destination for locals and visitors alike. Surrounded by historic landmarks, quaint shops, and attractions like a working windmill and the Museum of the Horse, the pub stands at the crossroads of history and modernity. Join us in transforming this space into the premium outlet for quality pub food, drinks, and traditional ambiance.

### Elevate Your Investment: Witness the Transformation

Boasting a premium look, the potential for a well-balanced pub food menu, and an array of quality beverages, including lagers, beers, ciders, and cask ale, it offers an inviting space for patrons seeking a delightful experience. Whether it's a casual lunch, evening drinks with friends, or enjoying live sports and pub games, our pub caters to diverse tastes. As the day transitions, envision a warm and welcoming atmosphere for locals during evenings and weekends. The local town council has already reached out to us, expressing interest in our redevelopment scheme aligned with their vision for the area.

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## Target Customers

When refurbished, the Sun Inn will appeal to:

### Local Delights:

- Immerse in Tuxford's charm at a pub with a premium feel, offering a balanced pub menu and a variety of quality drinks, perfect for locals and visitors.

### Scenic Sippers and Day Trippers:

- Discover a traditional haven in Tuxford, nestled near historical landmarks, catering to history enthusiasts, tourists, and those seeking an authentic pub experience.

### Affluent Connoisseurs and Families:

- As the sun sets, this pub in Tuxford transforms into an elegant hotspot, providing distinct zones for dining, drinking, and sports, appealing to locals and visitors alike.

### Local Social Hub Seekers:

- This Tuxford pub, a haven for pub sports enthusiasts, features a refreshed look, varied drinks, and occasional entertainment, creating a vibrant atmosphere for sports fans and social seekers.

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## The Offer

When refurbished, the Sun Inn will offer:

### Drinks:

- Discover a great selection of drinks at The Sun Inn after the refurbishment. The establishment will offer premium draught lagers, craft ales, wines, spirits, and soft drinks.

### Food:

- Enjoy a traditional pub menu with classic dishes and weekly specials, giving a tasty twist to favourite comfort foods. The menu will have something for everyone.

### Coffee:

- Kickstart the day with a simple and satisfying coffee from the selection. The specifics will be decided by the operator, ensuring a coffee experience that suits preferences.

### Events:

- At The Sun Inn, go beyond being just a pub. Host live sports, pub games like darts and pool, and occasional entertainment during key times. Whether for a casual visit or planning a celebration, the welcoming space can create lasting memories.

# Internal Mood Board



New curtains

Table top polish

Local History themed Bric-a-brac

Lounge seating

Painted bar front  
Retain brass handrail

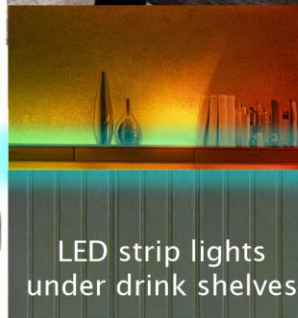
Mix of new and refurbished furniture

New light fittings

Existing tiles

New carpet

# Internal Mood Board



LED strip lights under drink shelves



Halo lit darts board

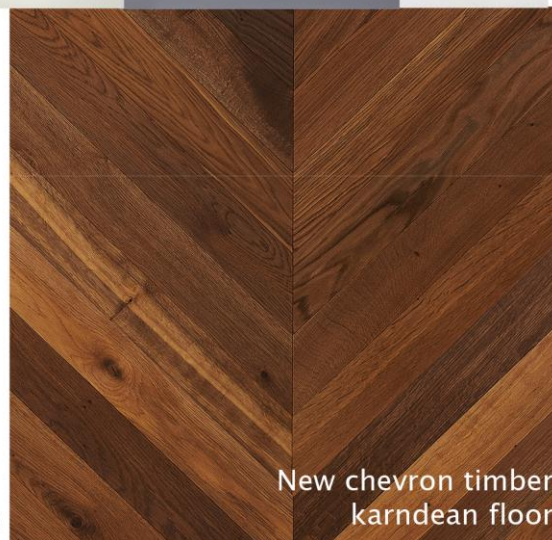


Chevron flooring

## New light fittings



Furniture styles



New chevron timber karndean floor

# External Mood Board



# Rendered Floor Plan



REAR BEER GARDEN



GROUND FLOOR PLAN  
SCALE



# Floor Plans & Finishes

## 1 General Trade Areas

- Implement full internal redecoration for trade public areas, WCs, and bar counters.
- Upgrade decorative light fittings.
- Strip and re-polish existing timber flooring.
- Install new entrance matting.
- Apply chevron Karndean flooring.
- Add wall and feature panelling to disguise the wash-up area.

## 6 Pool Room

- Install a new AWP screen.
- Replace stone flags with timber flooring to match existing ones, infilling the area.
- Introduce a new LED dartboard.
- Add new dado boarding.
- Construct a stud wall with integrated drink shelves.



# Floor Plans & Finishes

## 2 Bar & Tap Room

- Introduce new high curved booth seating.
- Position new pendant lighting over booths.
- Relocate the L-shaped section of the bar to its new position.
- Infill sections of the bar counter for a seamless look.
- Upgrade the backfitting for a modern aesthetic.
- Install a new vinyl floor.
- Apply a new tiled bar apron.

## 3 Lounge Area

- Installation of new carpeting.
- Cut back existing tiling to extend carpet area.
- Reinstate and recommission existing fireplace.



# External Refurbishment



## Signage and external works

- External redecoration of main pub building.
- Updated signs and lights to current design and subject to planning approval.
- Car Park: Loose lay finish to rectify ponding.
- New timber entrance pergola.
- New astro turf.
- Form new paved pathway.





## 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)

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