



● **BLACK HORSE, MELTON ROAD, WRAWBY, DN20 8SL** ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic refurbishment planned

An exciting refurbishment will transform The Black Horse into a food-led, modern, country pub. The investment will involve keeping the traditional layout, but introducing bar games again and distinctive finishes throughout the pub that will bring a unique rural charm. The pub's new interior will be further enhanced with Birra Moretti branding. We will be creating a brand-new kitchen to support the pub's wider menu and increased covers, whilst creating new and improved access and toilet facilities.

The rejuvenated beer garden will become a beautiful al fresco dining terrace, supporting the expanded kitchen, and exciting new food offer. The pub frontage will benefit from a modern redecoration, adding new signage and lighting to make the site more visible, highlight the pub's offering and complement the new interior.

Excellent location

The Black Horse is in the picturesque village of Wrawby, just to the east of Brigg and close to Humberside airport. Although a small village with 1,500 adults, there are 84,000 adults within 20 minutes' drive and with two popular golf courses. The demographics surrounding the pub are of mid-affluence. Mature and retired households looking for a quality food and drink offer.

Untapped potential

The Black Horse has the potential to be THE pub in the area. A new rejuvenated beer garden, new kitchen and fantastic range of food & drinks gives this site excellent potential. These new features and the pub's modern, country pub feel will be completely different to the limited competition in the area. All we're looking for is the right person to take on the pub...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished Black Horse will appeal to a broad range of customers in the local area as well as becoming a destination venue for diners. Customers will include:

- Local couples and friends wanting to enjoy a casual drink or premium pub food.
- Older couples and friends looking for a lunchtime treat and a venue for special occasions.
- Families with children looking to eat in the cosy dining area or on the al fresco terrace throughout the year.

OFFER

When refurbished, the Black Horse will offer:

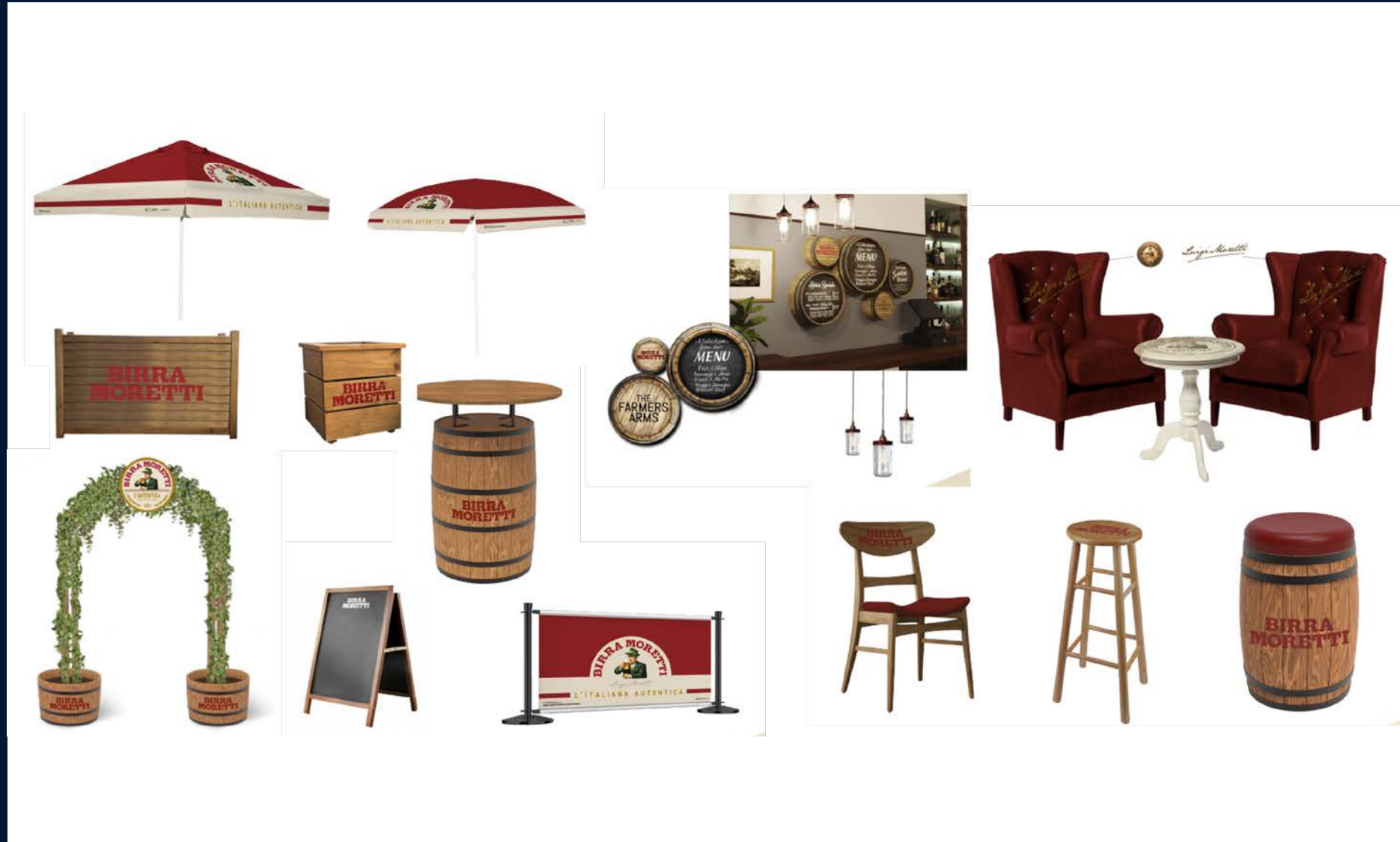
- A high-quality, focused range of drinks including premium and favourite lagers, ciders, wines, spirits and soft drinks
- A classic food menu with great Sunday lunches, with potential for barbecues in the warmer months in the beer garden
- Premium coffee
- Entertainment as part of the rhythm of the week, such as occasional live acoustic music, pool team competitions, quiz nights and bands



EXTERNAL MOODBOARD



EXTERNAL MOODBOARD 2



RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

CATERING KITCHEN

Works will include:

- Clean, patch repair tiles.
- Ensure secure to wall
- Carry out complete decorations
- Carry out contract clean
- Deep clean floor and check for any repairs cant be seen
- Provide new external door
- Make good tiling around window- take off and face in plastic cladding
- Refer to layout by YCE
- Ensure extract compliant

2

CELLAR

Works will include:

- No access to cellar as was flooded.
- Repair/ replace sump pump and redecorate with anti fungicidal paint and check electrics
- Coolers will probably need replacing, contract clean carrying out
- Carry out service on cellar cooling
- Ensure door is lockable

3

TRADE AREA

Works will include:

- Investigate damp in corner of room and make good
- Underdrawn ceiling where mould and plasterboard and skim
- Survey chimney, clean and ensure working.



FLOOR PLANS & FINISHES

4

BAR (RHS)

Works will include:

- New solid ash bar tops incl backfitting
- New glass washer
- New laminated dispense shelving where missing
- Add simple u/c backfitting/ shelving
- New lighting, remove fluorescent
- Retain carpet and clean
- Carry out complete decorations with new wallpaper

5

BAR (LHS)

Works will include:

- Strip tops and paint front and canopy above
- Upgrade backfitting, simple, decorations
- Make good timbers where blown
- New vinyl tiled bar apron and vinyl for pool area
- Retain carpet and clean
- New AWP position
- New TV positions
- Repair altro behind bar
- Create darts board area with new drink shelf, lighting and feature wall
- Carry out complete decorations with new wallpaper

6

REAR AREA

Works will include:

- New vinyl flooring
- Retain carpet and clean



FLOOR PLANS & FINISHES

7

LOBBY

Works will include:

- Provide new drop MF ceiling plasterboard and skim
- Clean quarry tiles
- Make good hole in timber panelling
- New lighting
- Provide new dress curtains
- Provide selection of star First items
- Retain and recover fixed seating
- Reuse furniture and refurbish and add new
- Selection of new lighting
- New matting in lobbies
- Allow PC sum for new bric a brac

8

LADIES WC

Works will include:

- Make good/ repair ceiling where fell in in cubicle
- Carry out complete decorations
- Strip off wall papers and make good walls
- Provide new vinyls flooring Provide new WC pans
- Provide new hand dryer
- Provide new lighting (check light positions on site)
- Retain sink and clean with new taps, waste and resilicone seal
- Extend panelling around sink to match existing



GENTS WC

- Retain quarry tiles to flooring and contract/ acid clean
- Over tile walls to same height to same positions as dotted line
- Retain urinal provide new sparge pipes and cistern.
- Provide new WC pan and new sink on pedestal
- Carry out complete decorations
- Introduce mechanical ventilation
- Provide new hand dryer
- Provide new ironmongery to doors with hooks to cubicles and toilet plaques
- Provide new lighting (need to check positions on site)
- Make good ceiling



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

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

- Retain fence, repair like for like and stain
- Completely skim/ cut grass down early in project to rear
- Provide new furniture where budget allows
- De weed, tidy shrubbery to complete site Carry out pot hole repairs Clean rubbish from car-park- require skips Carry out complete external decorations Provide new signage scheme and lighting by SR signs
- Repair hand rails to rear
- Add some Star First planting items
- Clear out outbuildings
- Check ceiling for asbestos in outbuildings



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**