



# The Cock Inn, Sibson

INVESTMENT PLAN ▶

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## The Cock Inn

Twycross Rd, Sibson, Nuneaton, CV13 6LB

### Why invest?

- **Characterful Refurbishment** – At almost 800 years old, The Cock Inn is blessed with original features, including a thatched roof, exposed beams, open fireplaces, and cosy rooms - giving it a rare and authentic traditional country-pub feel. At the heart of this regeneration will be the fully refurbished dining room, creating a bright lofty space for customers to enjoy the improved food menu in. Decorations throughout the venue will incorporate and highlight the pubs character, including original decorative tiling and framed artwork relating to local history, such as the Battle of Bosworth. This sympathetic refurbishment will create a wonderful pub that will provide a great destination for customers looking for a great food and drink experience in a stunning environment.
- **Great Location** – As well as benefitting from the locals of Sibson and surrounding villages, the pub is close to the larger towns of Nuneaton and Tamworth, meaning over 200,000 adults are just a 20-minute drive away. In addition, the pub is on the main road to Twycross Zoo, which attracted nearly 650,000 visitors in 2019. The attractive new refurbishment means the pub is well placed to capitalise on this passing trade.
- **Fantastic Potential** – The refurbishment will bring this site back to its former glory, as a traditional country coaching inn with a quality modern finish. The internal multi-room layout will create different zones to cater for drinkers and diners alike. More intimate, cosy spaces will be established in the snug rooms off the bar, whilst the rejuvenated dining area will help create nearly 100 internal covers. The creation of an external courtyard to the rear as well – with festoon lighting and lush planting – offers further potential for alfresco drinking and dining. This site offers fabulous potential to an operator who can create a fantastic year-round food and drink offer; could that be you?



### Target customers

Once refurbished, The Cock Inn will appeal to:

- Locals wanting a casual drink in a cosy setting.
- Mature couples looking for a quality destination for great food and drink.
- Older customers looking for a lunchtime meeting place.
- Families wanting a weekend destination for Sunday lunch.
- Passing families wanting an early evening bite on their way home from nearby attractions.

### Offer

Post-refurbishment, The Cock Inn will be transformed into a characterful coaching inn, offering:

- Great food all day, with breakfast, lunch, afternoon tea and standout evening meals.
- A great coffee offer served all day.
- A wide range of quality drinks, from cask ales to specialist gins and spirits.
- A beautiful suntrap courtyard, attracting drinkers and diners throughout the warmer months.



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[View Internal Mood Board 1](#)  
[View Internal Mood Board 2](#)



Click on the  to reveal details of the proposed refurbishment.

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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](http://www.starpubs.co.uk)

## Schedule for The Cock Inn

### Bar Servery

The bar servery will be refurbished in line with the welcoming and cosy feel of the pub. Low period timber ceiling beams, heritage colour palettes and warm lighting will enhance the existing character of the pub and add extra charm. Works will include:

- Refreshing the existing servery by sanding the bar counter and backfitting tops to bare wood, filled where required and varnished with contract quality polished varnish.
- Sugar soap cleaning the old and characterful front counter to enhance its history and character.
- Refurbishing the back fitting with reclaimed timbers and old period effect mirrors to optimise the product display.
- Painting the coffee station with heritage colours to give it a fresh finish.
- Building replacement timber shelves to benefit the operational flow of the bar counter.
- Installing new lighting to create a warm, inviting atmosphere.

### Bar Area

With its many nooks, crannies and cosy corners, the bar area will be uplifted into a lively and welcoming space for the whole community to enjoy a quality drink in. Works will include:

- Deep cleaning and sealing the period stone flooring.
- Redecorating the walls and ceiling plasters in period colours, to reflect the overall design scheme.
- Installing warm and eclectic feature lighting to create ambience.
- Laying new traditional style carpets.
- Introducing new timber dining tables.
- Adding a mixture of new period style timber seating, with seat pads upholstered in a variety of tasteful patterned fabrics, and up-cycled wooden chairs.
- Finishing the space with bric-a-brac and framed artwork that references the building's history.

### Dining/Snug Areas

The dining and snug areas will be completely refurbished and redecorated with a traditional finish, establishing an attractive, cosy feel throughout. Works will include:

- Retaining the original decorative tiling in the connecting corridor.
- Laying new traditional style carpets.
- Incorporating period style upholstered timber furniture into the spaces.
- Installing traditional, eclectic warm lighting.
- Decorating the walls with a new painted finish and wall clusters of framed pictures relating to the buildings history.

### Toilets

The toilets will be refurbished and decorated in line with the overall look and feel of the pub. The existing sanitaryware will be retained and repaired where necessary, replacement taps will be added, replacement timber toilet seats fitted and the space will be finished with new mirrors.

### Rear Dining Area

The rejuvenated dining area will be a standout feature of the refurbishment. With high ceilings and feature trusses, the area will become a grand, open-space; perfect for relaxed dining, as well as larger community events. Works will include:

- Decorating the walls and ceilings with period-style finishes.
- Adding a feature dresser unit as a welcoming station and possible till point, decorated with books, lamps and bric-a-brac.
- Replacing the existing furniture with period style timber tables and chairs upholstered in traditional fabrics.
- Installing warm and welcoming lighting and providing power supplies at high level for future events.
- Finishing the space with a fresh paint finish and bric-a-brac.

### Beer Garden / Courtyard

The existing garden area will be improved to create an attractive suntrap where customers can enjoy drinks during the warmer months and relax in the beautiful surroundings. Works will include:

- Stringing warm festoon lighting over the space.
- Forming a staff yard and bin store.
- Adding new timber benches and button top tables.
- Softening the area with vibrant potted planting.

### Cellar

The cellar will receive a redecoration and repair works where required. A SmartDispense system will be installed to reduce waste and improve quality.

### Catering Kitchen

The existing kitchen will be enhanced and redecorated to become a fully commercial kitchen, with new appliances and equipment capable of delivering the increased covers in the refurbished dining area. Works will include:

- Constructing a new wall to provide a suitable back to extended cookline.
- Redecorating the walls, ceiling and doors with a hygienic paint finish.
- Repairing and deep-cleaning the tiled floor.

### Signage and External Area

The pub exterior, lighting and signage will be refreshed to position it as a quality traditional pub offering great food and service for the local community, as well as passing trade. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior. Works will include:

- Installing a new signage scheme, including sign writing applied directly to walls, poster cases and hanging signs.
- Adding sign boards at the car park entrance to enhance roadside visibility.
- Repainting the exterior rendered walls in softer colours.
- Installing new uplighters to the roadside gables to maximise roadside impact.
- Softening the façade with new planters and hanging baskets.

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