



The White Lion, Croft Road, Nuneaton, CV10 7DZ

# About the Opportunity



## Why Invest?

### Roaring Refurbishment Planned!

The proposed refurbishment of the White Lion involves a comprehensive transformation both inside and out. Internally, the lounge and bar/sports area will undergo a full refurbishment, including new flooring, updated wall finishes, and contemporary light fittings. The toilets will also receive a complete overhaul. This refurbishment will create a welcoming and modern atmosphere for visitors.

Externally, the pub will undergo a full redecoration with new signage and lighting, significantly enhancing its kerb appeal. The revamped appearance is expected to attract new customers and re-engage the existing customer base. The pub is set to be repositioned as a Just Add Talent pub with a focus on driving wet sales, fostering a sense of community and encouraging increased patronage from both new and existing clientele.

### Stockingford's New Favourite

The pub is situated in Stockingford, a borough of Nuneaton, Warwickshire. The immediate demographic surrounding the pub consists mainly of individuals between 40 and 60 years old, with medium affluence. Approximately 5,200 adults live within a 10-minute walk, and nearly 15,000 within a 20-minute walk. The pub faces competition from three other establishments within a 10-minute radius.

### We'll Bring the Refurbishment, You Bring the Talent!

Post investment, the White Lion will be positioned as the premier destination for drinking occasions in the area. With 87 internal covers and an expansive external drinking space accommodating well over 100 covers, the pub provides ample capacity for patrons. The potential lies in its unique features, including a high standard of internal design, top-notch TV and sound systems, and a diverse range of competitively priced drinks. The presence of a large garden adds to its appeal, perfect for the warmer months. We're looking for a community hero who can integrate themselves into the local community...

**SO, COULD THAT BE YOU?**

# About the Opportunity



## Target Customers

When refurbished, the White Lion will appeal to:

- Adults looking for a great spot for drinks
- Locals wanting to meet up and enjoy social activities together, such as a quiz night.
- Sports fans watching the big match or having some healthy competition on the pool table or darts board

## Offer

When refurbished, the White Lion will offer:

- A great range of beers alongside wines, spirits and minerals.
- A simple coffee offer
- Weekend entertainment alongside a good community rhythm of the week such as quiz nights.
- Live sports through Sky & TNT Sports.

# Internal Mood Board



# Internal Mood Board



# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Works

- Full decorations to all walls, ceilings, and woodwork
- Full repair works and decorations to doors, new ironmongery to existing doors where required
- Replace existing light fittings with new decorative light fittings
- Smart Dispense to be installed
- New bric-a-brac
- New internal signwriting and vinyl
- Ensure power and socket positions to till points, coffee machine, Jager and Heineken Blade
- Ensure fire exits have correct and compliant ironmongery
- All compliance works to be surveyed and completed
- EPC survey to be completed and works confirmed following
- Check if any FSPPi works are required

## 2 Toilets

- Check all cubicle doors have door stops, coat hooks and that locks are in working order
- New toilet goods and hand dryers
- New silicon seals
- Full decorations



# Floor Plans & Finishes

## 3 Bar & Lounge Area

- Provide new flooring including new vinyl, tiled bar apron and carpet to lounge
- Cut back fixed seating bay to allow for new AWP position. Remove existing booth seating and extend to meet existing bay. Reupholster fixed seating and provide new foams. Main contractor to allow for stain and polish to all plinths and cappings. Add new vents to radiator locations
- Ensure power and connections to all new and existing TV positions
- New screen and drink shelf to new AWP position
- Decorate all brickwork walls
- Retain blinds
- Retain tongue and groove panelling and decorate

## 4 Bar Area Only

- Provide new vinyl flooring and tiled bar apron
- Provide floor socket to pool table position
- Retain brickwork walls
- Cut back drink shelf for new AWP location.
- Reupholster fixed seating bays and provide new foams. Stain and polish all plinths and cappings. Add new vents to radiator locations
- Retain blinds
- Retain trophy cabinet
- Ensure power and connections to new high level TV position and existing TV points





# Floor Plans & Finishes

## 5 Bar Servery

- Adjust backfitting to suit JAT template
- Ensure power to plug in coffee machine to lounge side
- New glasswasher and ice machine to existing positions
- Ensure sink and drainer is provided and in working order, provide separate hand sink
- Retain till positions
- New bar product layout
- Full decorations to counter front and strip, stain, and polish bar tops
- Amend lower backfitting to lounge side to include single bottle cooler as well as existing double cooler
- Retain safety vinyl to bar servery

## 6 Office

- Form new office with new vinyl flooring
- Add new desk and chair, provided by main contractor
- Ensure power to desk position
- Ensure CCTV and till system is wired back to office
- New JAT spec safe
- New door with digilock, spy hole and vent for air circulation



# External Refurbishment



## Signage and external area

### Works will include:

- Full external redecoration works to windows, downpipes, gutters, doors, fascia boards etc.
- New signage by Hartbrights. Electrical contractor to ensure associated power and lighting on timer/photocell
- Stain pergola as per existing stain colour
- Retain decking and add gripper strips
- Remove existing A-Frame benches to garden and provide Star First benches with parasols
- Provide Star First planters
- Retain lighting and TV to pergola and decked area, relamp any lights if required



## 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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