



The Wheel Inn, Ticknall



INVESTMENT PLAN ►

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Visuals are for illustrative purposes only. Schemes may vary post completion.

The Wheel Inn

50 Main Street, Ticknall, Derby, DE73 7JZY

Why invest?

- **Fantastic location** – Located in the desirable (and highly affluent) village of Ticknall, The Wheel Inn is also close to other many other affluent villages of South Derbyshire and Leicestershire. The area is crying out for a great quality destination food offer. While the village is small, the surrounding areas mean over 200k adults are within a 20-minute drive, giving the Wheel the potential to be a proper drive-to destination.
- **Tourist hub** – It also sits just next to the entrance of the wonderful National Trust-owned Calke Abbey, which attracts around 300,000 visitors per year. Popular with walkers and tourists, it offers a great opportunity to develop the pub's daytime offer to attract these visitors.

Target customers

- The pub will appeal to a wide cross-section of people. Daytime trade will need to focus on those looking for a trip out for lunch, such as older groups looking to meet up with friends or visitors to Calke Abbey and its grounds looking for a coffee and a light lunch. Evening and weekend trade is likely to be village locals of all ages looking for a drink in quality surroundings or the over-30s travelling for high-quality food.

Offer

- The drinks range will include cask ales, a great selection of gins and other spirits as well as the opportunity to trade to more premium drinks from the core range of draught products.
- Food will likely be a smaller range of high-quality and frequently changing meals and small plates, utilising the local produce that the area is famous for.
- Customer service at the site is of paramount importance to ensure that customers in both trading areas feel part of the overall pub experience.

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Email your enquiry NOW, call us on 08085 94 95 96 or visit www.starpubs.co.uk

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This is a fantastic opportunity to give an affluent area the premium food pub it's crying out for.

This is a fabulous village coaching inn downstairs with a more modern dining room/lounge upstairs serving a premium range of drinks alongside a food offering that offers a small but frequently changing menu with the highest quality local ingredients. The local area is lacking a premium pub with a great food offer, which is where we see the opportunity for this site. The two-level operation means that the downstairs can operate as a traditional walker- and dog-friendly 'locals bar', while the upstairs lounge caters for those wanting to dine in a more modern, upmarket environment.

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Schedule for The Wheel Inn

Bar area

Works to the bar will include the following:

- New timber flooring with feature inset from tiled area.
- Existing bar to be redecorated with new metal and timber backfitting.
- Inglenook fireplace redecorated with addition of rustic brick slip finish with Karndean tiling to feature wall.
- New screen to entrance.
- New shelving in bar area with dado height wood panelling.
- Existing woodwork and wood beams redecorated and re-stained.
- New light fittings throughout.
- Full redecoration to all areas.
- Feature wallpaper to stairs leading to upper Lounge/dining room.
- New loose furniture throughout.

Lounge/dining area

Works to the internal trade areas will include the following:

- Strip and re-stain existing wood flooring.
- Feature wall with mix of tiled and wood panelled finishes.
- Mixture of new traditional and colourful loose furniture throughout.
- Refurbished log burner, tiled surround.
- Full redecoration to all areas with mix of wall finishes.
- New light fittings with feature pendants.

Kitchen

Works to the kitchen will include the following:

- New kitchen canopy.

- New kitchen equipment to SP&B kitchen template design.
- Make good and replace altro flooring where required.
- Full redecoration to make good following required alterations to canopy and layout.

Toilets

Works to the men's and women's toilets will include the following:

- Full redecoration of both ladies and gents toilets.
- New vanity units, hand basins, mirrors.

Outside area

Works to the outside area will include the following:

- Timber archway added to signpost garden from car park.
- Existing decking and balustrades redecorated and repainted.
- New timber posts and festoon lighting.

Signage and lighting

- New signage scheme with large painted signage to building and new hanging sign to front elevation.
- New downlights to front and side elevations with feature lantern to front entrance.
- Full redecoration and repainting of brickwork to front and side elevations
- Redecoration of all drainage pipes.
- Creation of new bin store area.
- Repairs to existing fencing.