



Main Street, Newton Burgoland, LE67 2SE

About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Belper Arms Pub Refurbishment Underway!

Nestled in the picturesque village of Newton Burgoland, the pub stands as a living testament to history, dating back to 1290 and listed as the oldest pub in Leicestershire. As stewards of this heritage, there's a commitment to a significant investment to retain and enhance its authentic charm. Original features like fireplaces, exposed brick & beams, and historic flooring will be meticulously preserved, creating an atmosphere that resonates with the village's rich past.

Elevate Your Investment: Witness the Transformation

With just over 500 adults in the village and a vast catchment of 90,000 adults within a 20-minute drive, the pub is poised to become a community hub and a destination in itself. This investment aims to transform the pub into a traditional village haven, complete with open fires, original features, and a stellar food offering. Join in shaping the future of this historic establishment – a true gem in the heart of Leicestershire.

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Target Customers

When refurbished, the Belper Arms will appeal to:

Local Residents & Visitors:

- Cultivate a sense of community among the mature and affluent residents of Newton Burgoland. Encourage frequent visits to The Belper Arms as a familiar and comfortable local spot for socialising.

Village Event Hub:

- Establish The Belper Arms as the central point for village events and celebrations. Offer tailored packages for private events, attracting residents seeking a venue to host or celebrate special occasions.

Scenic Destination Diners:

- Entice diners from nearby towns and those on scenic drives, emphasising The Belper Arms as a unique destination for dining. Highlight the picturesque setting and exclusivity as the only pub in the village, making it ideal for special occasions or a delightful meal.

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The Offer

When refurbished, the Belper Arms will offer:

Drinks:

- Explore a fantastic range of premium beers, cask ales, and a delightful selection of spirits and wines. We've also got refreshing non-alcoholic options for those seeking something different.

Food:

- Indulge in delightful pub classics and weekly specials that add a delicious twist to traditional favourites.

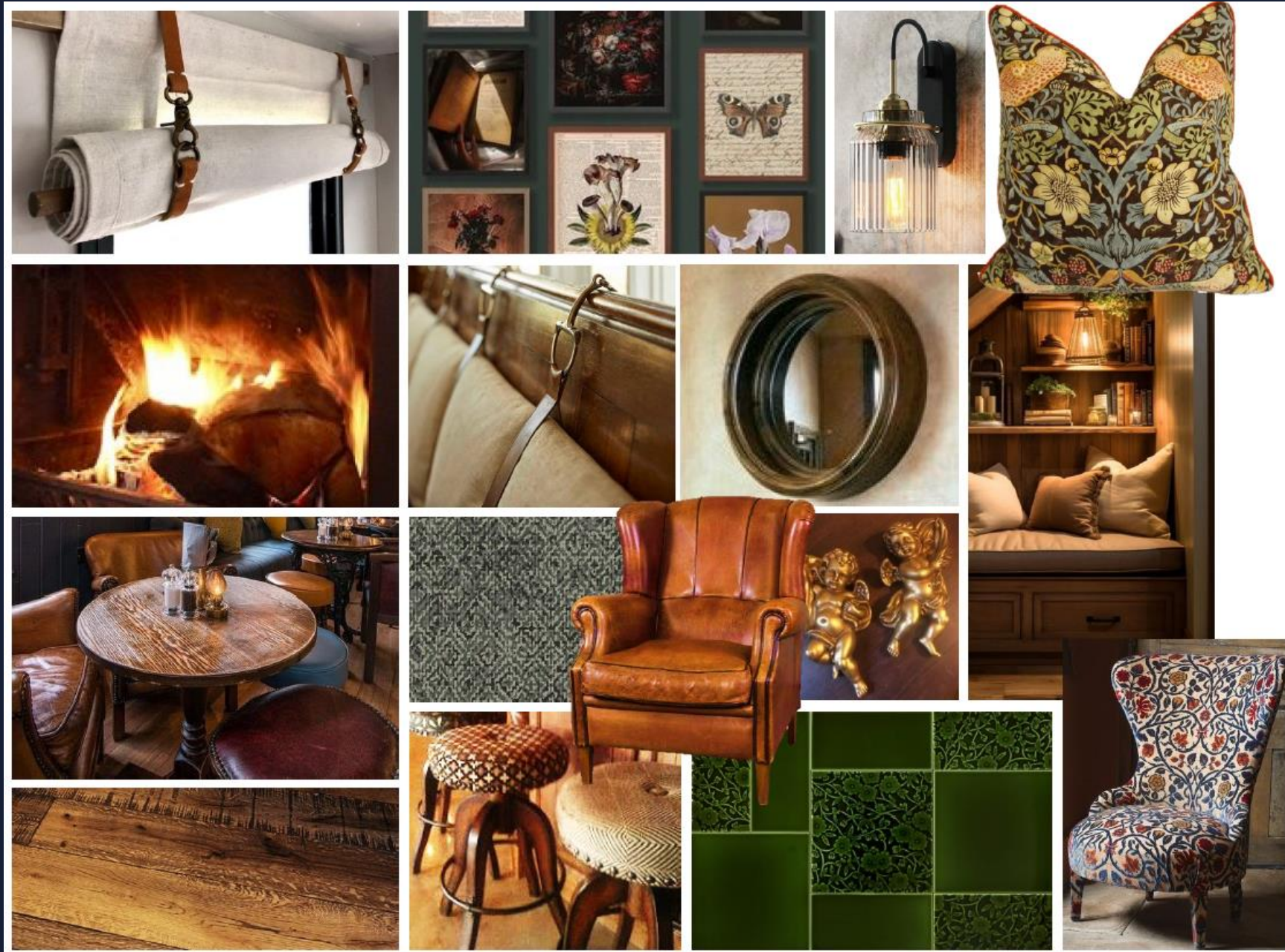
Coffee:

- Start your day with a cup of warmth from our straightforward and satisfying coffee selection. The specific offerings will be decided by the operator for a personalised touch.

Events:

- Organised lively events such as weekly quizzes and monthly acoustic sessions. Immerse yourself in the excitement of themed events. For car enthusiasts, The Belper Arms has successfully hosted many classic car rallies in the past.

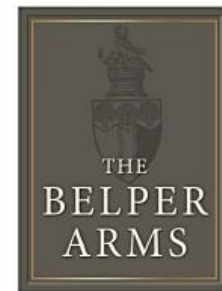
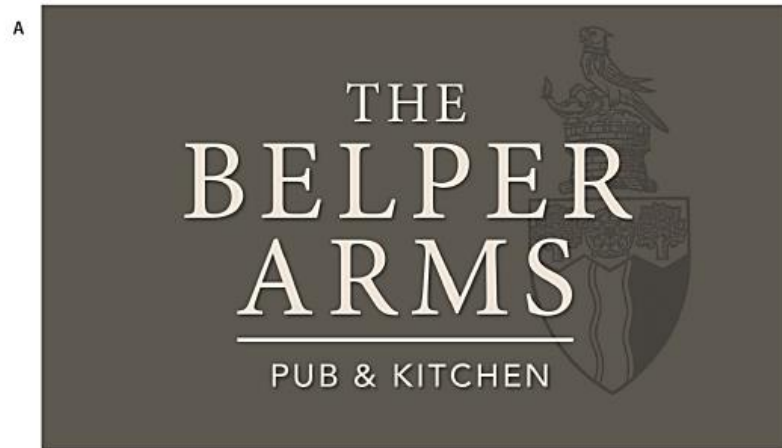
Internal Mood Board



Internal Mood Board



External Mood Board



SIGNAGE:
 ITEM A.TWO X NEW TRAY SIGNS WITH APPLIED LETTERS
 ITEM B.ONE X NEW POSTER CASE
 ITEM C.TWO X NEW MENU CASES
 ITEM D.ONE X NEW DOUBLE SIDED PICTORIAL TO EXISTING BRACKET. NEW LINOLITES
 ITEM E.FOUR X NEW SETS OF SIGNWRITING
 ITEM F.TEN X NEW FLOODLIGHTS
 ITEM G.ONE X NEW LANTERN
 ITEM H.TWO X NEW LANTERNS
 ITEM I.ONE X NEW V SHAPED SIGN TO REPLACE EXISTING

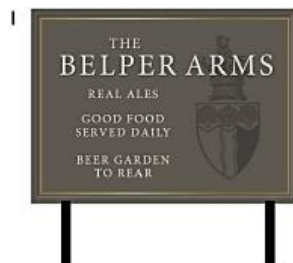
LETTERSTYLES: MINION AVENIR
 ALL PLANTING TO BE SUPPLIED BY OTHERS

REAL ALES
 GOOD FOOD SERVED DAILY
 BEER GARDEN TO REAR
 PUB & KITCHEN

SIGNAGE COLOURS:



PLEASE REFER TO PAINT MANUFACTURER SWATCHES PRIOR TO APPROVAL



srsigns Limited

14039-SCHEME 2 DS

Floor Plans & Finishes

1 General Trading Areas

- Retain the existing brick, tiled floor, and timber floor. Strip, sand, and repolish the timber floors.
- Enhance the fireplace in the restaurant area only.
- Install fixed seating with decorative timber screens in the restaurant area.
- Replace the current carpet in the lounge area and add new matting at the door leading to the rear garden.
- Maintain the existing carpet in the restaurant area.
- Recover seat pads on fixed seating in the lounge area and add new back pads to the existing fixed seating.
- Introduce new matting at the main entrance.
- Install new curtains/blinds in the trade area.
- Recover and refinish furniture throughout, including some existing pieces (lessee cost).
- Enhance and add additional bric-a-brac.
- Introduce new decorative light fittings throughout the trade area.
- Implement new internal sign writing.



Floor Plans & Finishes

2 Toilets

Ladies:

- Redecoration throughout.
- Clean tiles and sanitaryware.

Gents:

- Redecoration throughout.
- Clean tiles and sanitaryware.
- Replace entrance door for new.

3 Bar & Servery

- Retain existing product layout and fonts/T bars (latest specification dispense equipment has been installed).
- Strip, stain & repolish bar top, freshen up back fitting.
- Retain upper and lower back fitting & existing bottle coolers.
- New coffee machine (Lessee cost).
- Redecoration to glass wash area.



External Refurbishment



Signage and external works

- New signage and sign writing.
- Addition of new lighting to suit signage scheme.
- Repairs to car park.
- Formation of new bin store area
- New fencing to provide secure area.
- No works to beer garden or to existing play equipment.
- Carry out complete decorations according to signage scheme.
- Remedial works to damp walls in lounge area.
- Repair roof to existing rear pergola and install new festoon lighting.
- Retain all existing external furniture. 10no new 4-seater picnic tables on slab bases to beer garden
- Pointing of verges to pitched roof and re-fixing of slipped tiles.
- Overhaul soffits, fascia and gutters all round.





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

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