



# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Branston Arms, Burton-on-Trent Pub Refurbishment!

We're investing in a full internal and external refurbishment to transform The Branston Arms into a top-tier community pub. Inside, the scheme will deliver a complete redecoration with new lighting, furniture, upholstery and finishes, bringing fresh energy and comfort to a tired space. The pub will be smartly zoned for drinks, sports, events and group socials, helping to maximise dwell time and customer flow.

### Elevate Your Investment: Witness the Transformation

Externally, the building will benefit from a full redecoration, improved lighting, and signage, along with enhanced garden space. Set on a busy residential street in Branston, near the River Trent and key local landmarks, the pub is surrounded by homes and benefits from over 4,900 adults within a 10-minute walk. With minimal local competition, this is a prime opportunity to re-establish The Branston Arms as the beating heart of the community.



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## Target Customers

### Community Regulars:

- Locals will enjoy having a fully refurbished, reliable and well-run pub right on their doorstep for regular visits, sport and meet-ups.

### Social Drinkers and Groups:

- The fresh look and open layout will attract friends and colleagues for midweek pints, weekend drinks and community events.

### Sports and Activity Teams:

- With darts, pool, bingo, live sport and space for team socials, the pub is well suited to local clubs including netball, football and walking groups.

### Couples and Date Nights:

- Whether it's a casual pint or a more social Saturday night, the relaxed new interior and drinks offer will appeal to couples looking for a no-fuss local.

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## The Offer

### Drinks:

- The pub will offer a wide range of premium drinks, including lagers, ciders, spirits, wines, along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

### Coffee:

- a proper coffee offer will be available to support daytime trade and non-drinkers.

### Events:

- The pub will offer live sport, quiz nights, bingo, darts, music and local events catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

# Internal Mood Board





# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Areas:

- Strip, stain and repolish existing timber flooring to front and right bar areas.
- Recover existing fixed and booth seating.
- Install plastering and paint to existing screens within scheme.
- Remove existing seating and make good in far-right bar area.
- Full internal redecoration.
- Allow for additional decoration to existing stone flags.
- Provision for new matting as indicated on plan.
- Remove existing jukebox and make good.
- Strip, stain and repolish existing timber floor inserts.
- Strip, stain and repolish bar counter top.
- Provision for coffee machine.
- Ensure CCTV system is up to date, wired back to office, with one screen required to bar servery.
- Provision for free-pour and shelving, with mirrors to existing backfitting.
- Change tiling to backfitting.
- Replace tiling to fireplace.
- Allowance to infill existing curved booth seating.



# Floor Plans & Finishes

## 2 Games & Entertainment Area:

- Provision for new Karndean flooring.
- Allowance for timber screens with glazing on top.
- Provision for new drinks shelf in the games area.
- Provision for feature darts wall.
- New TVs and zoned sound system, with existing TVs to be utilised.
- Allowance for selection of new furniture to suit scheme.
- Provision for intruder alarm by specialist contractor.
- Provision for USB socket to plinths.
- Replace light fittings within scheme, with minimal new fittings to suit layout.
- Check lighting dimmer system operation and provide new where required.





# Floor Plans & Finishes

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## Customer Toilets:

### Ladies:

- Repairs to toilets where required.
- Replace grooved MDF boarding to vanity units and redecorate.
- Provision for angled shelving to WCs.
- Ensure all lamps are in working order.
- Full redecoration to all walls above tiling, ceilings and timberwork.
- Provision for new radiators.
- Clean existing flooring.

### Gents:

- Repairs to toilets where required.
- Ensure all lamps are in working order.
- Full redecoration to all walls above tiling, ceilings and timberwork.
- Provision for new radiators.
- Ensure door lock to door.
- Provision for new spare pipes and traps to urinals.



# Floor Plans & Finishes

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## Private Accommodation:

- Clear out rubbish from stores.
- Complete decorations to first-floor accommodation, including office, staff room and stairs and corridor leading to them.
- Attend to damp at high level to store area and landing and make good.
- Retain staff room in current position.
- Store to side to be utilised as office, with allowance for all equipment to be wired back to position.
- New vinyl flooring to office, kitchen and bathroom.
- Clear out redundant bedroom.



# External Refurbishment



## Signage and external works:

- Removal of existing sleepers to edges of grassed areas and provision of new brick edging to suit.
- Removal of all planters from the site.
- Allowance for full external redecoration.
- Provision for a new drinks shelf.
- Repair yard gates and redecorate within scheme.
- Removal of section of flags, provision of planters and formation of steps up to completed handrails to suit site levels.
- Regrout areas of loose paving, jet wash and re-bed where required.
- Repair existing thatched roof.
- Provision for new signage and external lighting scheme.
- Ensure all external lighting is in working order.
- Tidy wiring to site and fix any cabling to the perimeter of the site.
- New branded A-frames to front and rear of site.





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## 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? Get in touch.

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

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