



The Needlemakers, Ilkeston



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The Needlemakers

Kensington St, Ilkeston DE7 5NY

Why invest?

- **Extensive Refurbishment Planned** – The Needlemakers is a popular community drinking pub with a welcoming, local feel. The exciting planned refurbishment will capitalise on this, creating a cosy venue with a brand-new food offer and exceptional outside spaces. Internally, decorative differences will create three subtle zones: a main bar area for customers to enjoy the premium drinks offering, a relaxed snug with added dining seating to support the exciting food menu and a lively sports area towards the rear, perfect for watching sports, attracting the local pool and darts teams and casual drinking. This diversity, coupled with an updated and expanded menu will create a welcoming and lively pub for the whole community to enjoy.
- **Great Location** – The Needlemakers occupies a great location in a bustling suburb in Ilkeston. Surrounded by dense housing, supermarkets and amenities, the pub receives great footfall throughout the day and evening. With two large industrial estates also located nearby, the right marketing scheme will see the pub attract large pools of customers looking for a post-work drink or meal.
- **Competitive Set** – A wide variety of drinks and a brand new menu will make The Needlemakers a local gem. The contemporary food offering, full of sharing dishes like chilli nachos, chicken wings and pizza, will be a standout in the area. Coupled with fantastic outdoor spaces, there is a prime opportunity here to host BBQs, larger community events and also have the opportunity to host rhythm of the week to the local community to drive them to this fantastic pub. This is a pub with great potential, all we're missing is the right person to drive it forward. So, could that be you?

Target customers

Post-refurbishment, The Needlemakers will appeal to a broad range of customers in the local area, establishing itself as a community hub. Potential customers include:

- Parents with young children looking for daytime coffee and lunch.
- Families looking for a midweek or weekend treat.
- Groups of friends looking to socialise during the evenings or across the weekend.
- Sports fans looking to watch games in a lively environment.
- Couples looking for a drink or bite to eat.
- Older customers looking for a quality weekday lunch.

Offer

Post-refurbishment, The Needlemakers will be transformed into a warm and welcoming pub, offering:

- A great range of drinks, including beers, cask ales, an array of spirits and cocktails.
- An excellent food offer, including sharing dishes as well as classic pies and sandwiches.
- A great range of coffees, teas and cakes throughout the day.
- Large TVs showing live sports.
- A sports area with a pool table and darts board.
- A refreshed beer garden and outdoor area providing covers throughout the summer.

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View Public Bar Mood Board
View Snug Area Mood Board
View Games Area Mood Board
View External Seating Area Mood Board

Click on the **i**
to reveal details of the proposed refurbishment.

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Click on the  to reveal details of the external 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



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Schedule for The Needlemakers

Bar Servery

The bar servery will receive a full redecoration, designed in line with the cosy and welcoming style of the rest of the pub. Works will include:

- Removing the low-hanging bar gantry and decorative pillars, to create more light and space.
- Installing a new backfitting with timber and mirrors to better display the updated premium offering.
- Laying new safety Altro flooring.
- Painting the bar front in a contemporary colour palette.
- Installing a brand-new coffee station to support the improved coffee offer.
- Cladding the bar front in attractive tongue and groove panelling, and decorating with a paint finish.
- Installing new lighting and signage.

Public Bar Area

The main bar area will be refreshed to become a lively space for customers to enjoy a casual drink or bite to eat. Timber flooring, deep colour palettes and a feature fireplace will establish a cosy yet modern feel throughout. Works will include:

- Sanding and repolishing the existing timber flooring.
- Opening up the fireplace to install a new feature electric fire.
- Removing the head roll on the existing fixed seating, reducing its height. It will be reupholstered with dark leather.
- Adding a variety of wooden dining chairs, and barrel chairs upholstered in a variety of dark leather and tweed fabrics.
- Introducing new dining tables, with wooden tops and iron legs.
- Hanging new dummy blinds with roman blinds behind.
- Installing new pendant lights, with a variety of modern shades.
- Finishing the space with a variety of wall art and vintage photographs.
- Adding an eclectic mixture of bric-a-brac to add character, including antique tankards and vintage signs.

Snug Area

Differences in decoration towards the front of the pub will create a more relaxed snug area, capitalising on a space currently ignored. Soft textures and plush finishes will make it the perfect space for customers to enjoy a relaxed drink or sample the delicious food menu. Works will include:

- Sanding and repolishing the existing timber parquet flooring.
- Installing new double doors, adding light and creating easy access to the external seating area during warmer months.
- Opening up the fireplace to install a new electric stove.
- Forming a new fixed seating bay, upholstered in a leather button back style.
- Providing a variety of traditional style furniture, including circular sharing tables and barrel chairs upholstered in tasteful patterned fabrics.
- Finishing the space with ambient wall lighting and tasteful bric-a-brac.

Games Area

A brand new games area will be created in the rear of the pub, helping it retain its local charm. It will be a lively space, perfect for local customers to socialise over a game of pool or darts. With the addition of bi-fold doors it could be a versatile area, capable of hosting small gatherings or meetings. Works will include:

- Laying new timber effect Karndean flooring.
- Introducing a new pool table with a light over, as well as a darts board.
- Adding new drinks shelves around the darts board.
- Adding AWP machines with screens to the space.
- Installing new 75" and 45" TV positions, for watching live sport and entertainment.
- Adding poseur tables and chairs, upholstered with patterned fabrics.

- Decorating the walls with a soft, muted colour palette.
- Installing ambient wall lighting.
- Finishing the space with framed photographs.

Kitchen

A brand-new catering kitchen will be installed by Catercare. This will include adding brand-new catering equipment and appliances, a stainless steel canopy extract and stainless steel wall cladding. The lighting and electrics will be upgraded, and the space will receive a full decoration throughout.

Cellar

A SmartDispense system will be installed to reduce waste and improve quality.

Toilets

The ladies and gents toilets will be redecorated to continue the premium vintage feel of the pub. Works will include:

- Laying new matting in the entrance lobbies.
- Laying a new vinyl floor in both toilets.
- Installing new wall panelling in the ladies toilets.
- Adding new toilet seats throughout.
- Decorating the walls with new feature wall tiling.
- Upgrading the lighting throughout.
- Redecorating both toilets with a fresh colour palette.

External Seating Area

The existing beer garden will receive decorative works to ensure a harmonious offering in keeping with the interior of the pub. Works will include:

- Installing two new floodlights.
- Adding new patio furniture, including picnic benches and outdoor chairs and tables.
- Tidying up the garden area, removing any unwanted weeds and shrubs.
- Removing the existing section of fencing and extending it to the rear entrance at the snug.

Licensee Accommodation

This will be in line with our 'Ready to Trade' promise so you can focus on creating an exceptional venue from the outset.

Signage and External Area

The pub exterior, lighting and signage will be refreshed to create an inviting local pub for the whole community. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior. Works will include:

- Adding new timber posts for festoon lighting.
- Adding new timber planters and loose patio furniture, improving kerb appeal and increasing covers during the warmer months.
- Excavating and providing new buff paving adjacent to the sports area.
- Adapting the outer lobby doors, adding new glazing for vision into the pub.
- Installing a new polycarbonate roof to the smoking shelter.
- Infilling the fence panel to the left side of the smoking shelter.
- Refreshing the walls of the pub with a bright green painted finish.
- Painting the facades of the pub in an attractive green colour palette.
- Adding a new signage scheme, with dark green and gold name signs, poster cases and a large signpost.
- Installing a new lighting scheme to the exterior of the building, including brass lanterns and floodlights.
- Adding festoon lighting to soften the facade.

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