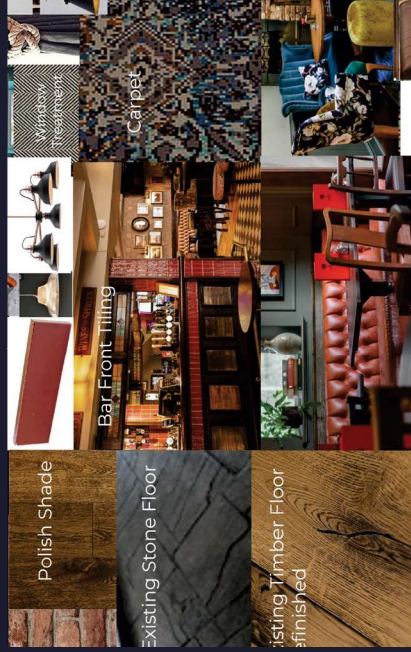


About the Opportunity



Why Invest?

Exciting Opportunity: The Chequers Inn, Beeston Pub Refurbishment!

Located in the heart of Chilwell, this pub is set to become the area's go-to community hub after a full refurbishment. Just five miles from Nottingham city centre, it benefits from a strong local customer base of families, students, and professionals. With 4,301 adults within a 10-minute walk and varied competitors, it will stand out as the top community-focused venue. The transformation will refresh the pub, making it a year-round destination.

Elevate Your Investment: Witness the Transformation

The refurbishment will enhance kerb appeal and create a well-zoned interior with lively bar areas, relaxed social spaces, and dedicated pub games zones. Live sports, quiz nights, bingo, and live music will drive weekly footfall, while a mix of premium lagers, wines, spirits, and soft drinks will cater to all tastes. A cold back-bar food offer and coffee selection will add to the appeal. A strong community operator, experienced or new to the trade, will thrive in this venue.

About the Opportunity



Target Customers

Local Residents:

- A core audience of local residents looking for a comfortable, well-kept community pub to socialise with friends and family. The improved bar space, quality drinks selection, and welcoming atmosphere will keep them coming back.

After-work Socialisers:

- Workers and professionals from nearby businesses will enjoy a relaxed space for after-work drinks, casual catch-ups, and midweek entertainment, with a strong drinks range and engaging weekly events.

Student Groups:

- Located near student housing, the pub will provide an informal space for younger visitors looking for an affordable and lively social environment, with live entertainment, drinks deals, and a vibrant atmosphere.

Sports Enthusiasts:

- With dedicated zones for darts, pool, and live sports screenings, this pub will be a go-to destination for those who enjoy competitive games and watching major sporting events in a social setting.



About the Opportunity



The Offer

Drinks:

- A well-rounded selection of lagers, premium beers, wines, spirits, and soft drinks, ensuring broad appeal to different customer groups. A simple coffee offer will be available for daytime visitors.

Food:

- A basic cold back-bar food offering, ideal for those looking for a light snack while enjoying drinks and social activities.

Coffee:

- A full rhythm of the week (ROTW) including quiz nights, bingo, live music, and local entertainment. The pub will also feature dedicated pub games areas and show live sports, including Sky Sports and TNT, to draw in crowds for key events.

Events:

- With a fresh, inviting design and a focus on creating a lively, welcoming environment, this pub will be a true community local, offering something for everyone while maintaining a warm and friendly service.

Internal Mood Board



Paint Colours



Polish Shade



Existing Stone Floor



Existing Timber Floor
Refinished



Bar Front Tiling



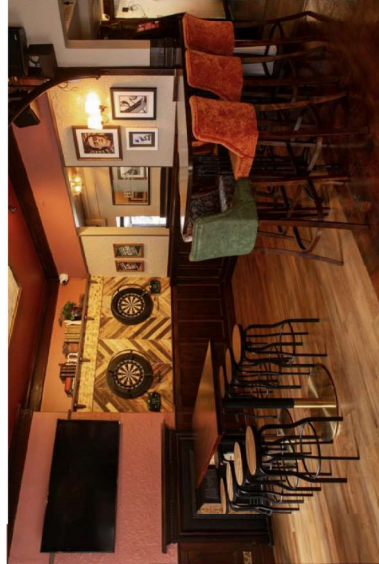
Carpet



Upholstery
Fabrics



Internal Mood Board



Feature Wallpaper



Polish Shade



Upholstery

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Strip and refinish the bar top.
- Overclad bar front for a refreshed look.
- Install new backfitting with space for a craft ale fridge.
- Retain and professionally clean stone flooring.
- Scuff and polish existing timber floors.
- Install new carpet and matting.
- Lay marmoleum chequerboard flooring under the pool table.
- Install new dining-height fixed seating
- Install new mid-height fixed seating in the sports bar area.
- Full redecoration throughout all trade areas.
- Upgrade decorative lighting to existing points.
- Install two feature dartboards.
- Fit new window treatments.
- Incorporate a mix of new and refurbished loose furniture.
- Install new large screen TVs.
- Add new polished timber drinks shelves in line with the layout.
- Introduce new artworks, chalkboards, and poster cases.



Floor Plans & Finishes

2 Ladies & Gents Toilets:

Ladies:

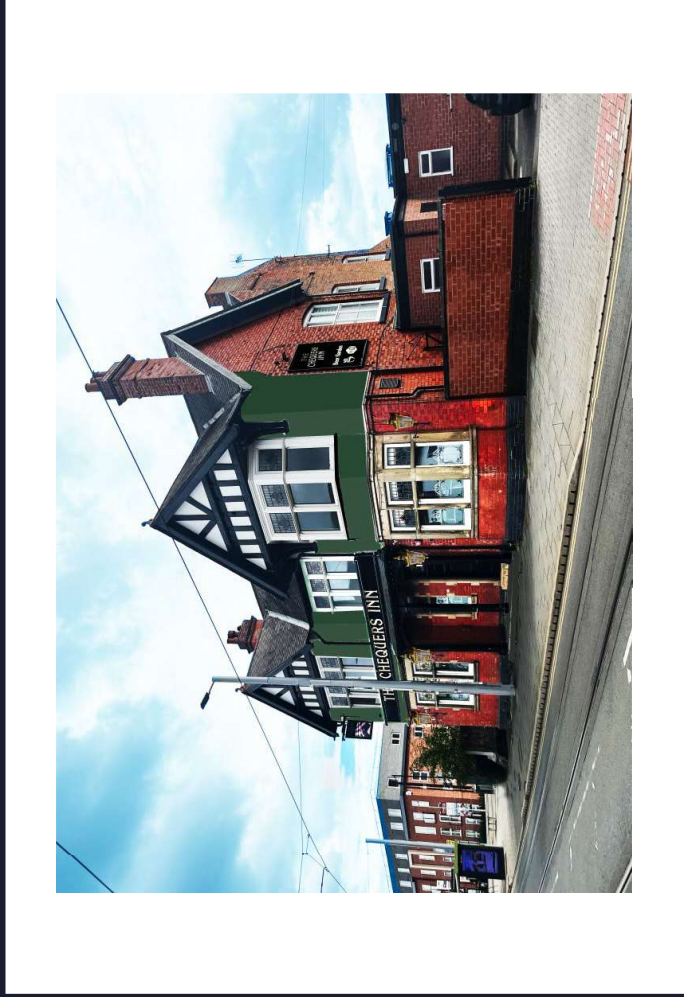
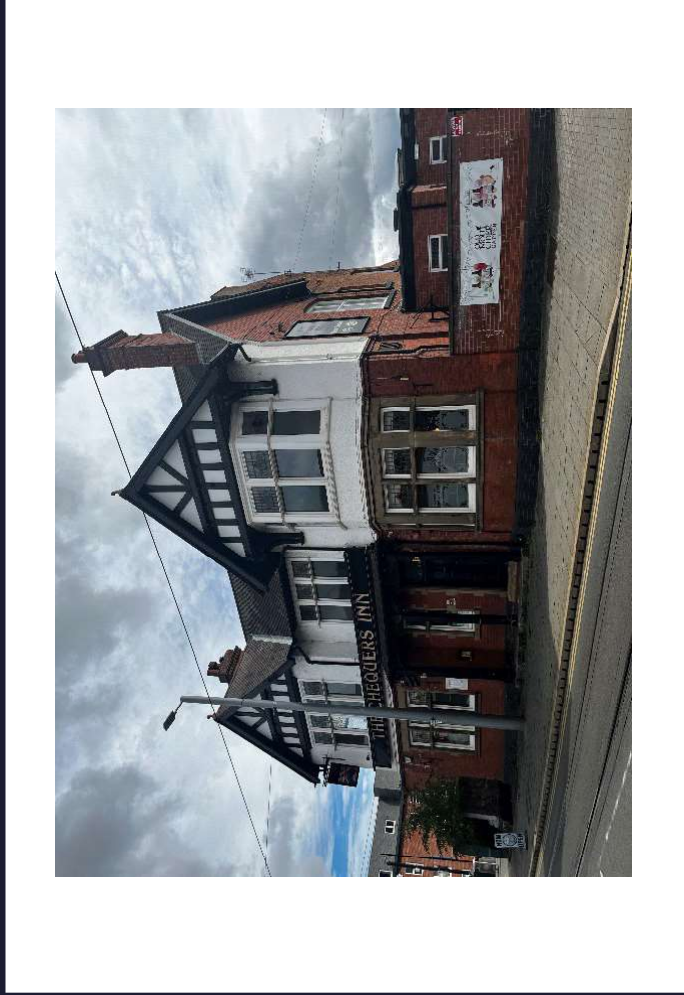
- Install new light fittings.
- Complete full redecoration.
- Lay new timber-effect safety flooring.
- Fit new vanity unit and mirrors with tiled splashback.
- Install new wall panelling.
- Fit new tongue-and-groove timber doors for cubicles.

Gents:

- Complete full redecoration.
- Lay new safety flooring.
- Install new mirror.



External Refurbishment



Signage and external works:

- Complete full external redecoration.
- Retain existing signage.
- Install new lighting to lower front elevation.
- Redecorate rear external area.



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.

 08085 94 95 96

 www.starpubs.co.uk

• The Chequers Inn, 17 High Road, Beeston, Nottingham, NG9 4AF •