



About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Waggon & Horses Pub Refurbishment Underway!

Explore the Waggon & Horses, strategically located along a bustling main road on the way into Arnold, a lively town just outside Nottingham. Positioned near key landmarks and with over 3.5k residents within a 10-minute walk (and over 14k within 20 minutes), this pub offers an exceptional opportunity. With limited competition in the area, notably against our main competitor, 'The Ram Inn,' this establishment attracts a diverse mix of midlife to mature, medium to high-income customers, making it an ideal choice for a premium local experience.

Elevate Your Investment: Witness the Transformation

Ideally suited for a dynamic couple, where one possesses dry-side business expertise and the other excels in front-of-house operations, this venture promises seamless integration into the local community. Featuring 128 internal covers, including a renovated function room for private events, alongside a revamped drinks and food menu highlighting pub classics and buffet options, the Waggon & Horses is set to redefine the modern yet traditional premium pub experience. Join us in creating a thriving and vibrant business in the heart of a welcoming community.

About the Opportunity



Target Customers

When refurbished, the Waggon & Horses will appeal to:

Local Residents Seeking Quality Dining:

- Nearby residents within a 10 to 20-minute walk, including midlife to mature individuals and families, seeking a premium local pub experience with great food, live sports, and a welcoming atmosphere.

Working Professionals for After-work Drinks:

- Individuals commuting along the busy main road into Arnold, as well as passersby attracted by updated signage, lighting, and a refreshed exterior, offering stop for quality drinks and meals.

Social Groups and Businesses:

- Groups interested in booking the renovated function room for meetings, celebrations, or events, attracted by the pub's modern yet traditional ambiance and comprehensive drink and food offerings.

Tourists and Visitors:

- Tourists exploring the Nottingham area and visitors to nearby landmarks, drawn to the Waggon & Horses for its reputation as a premium local pub with a diverse selection of beverages, including Cask Ale, and a menu featuring pub classics and buffet options.

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The Offer

When refurbished, The the Waggon & Horses will offer:

Drinks:

- Offer a wide selection of beverages, including Cask Ales, premium lagers, ciders, wines, spirits and soft drinks options, ensuring customers have an extensive selection to hand.

Food:

- Provide a menu of pub classics made from fresh, local ingredients, with buffet options available for events in our function space, catering to different tastes and occasions.

Coffee:

- Serve a range of great coffee options for customers to enjoy throughout the day, adding value to their visit.

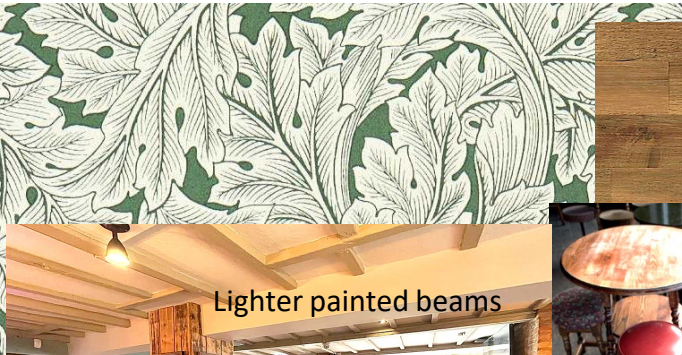
Events:

- While occasional entertainment adds to the atmosphere, maintain a focus on delivering quality food and drinks. Utilise the function room for live music events, including ticketed performances, to create additional revenue streams and enhance the overall pub experience.

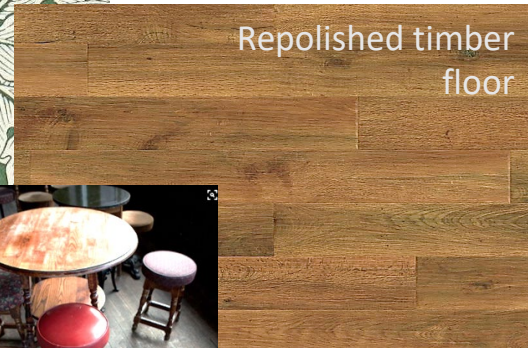
Internal Mood Board



New curtains



Lighter painted beams



Repolished timber floor



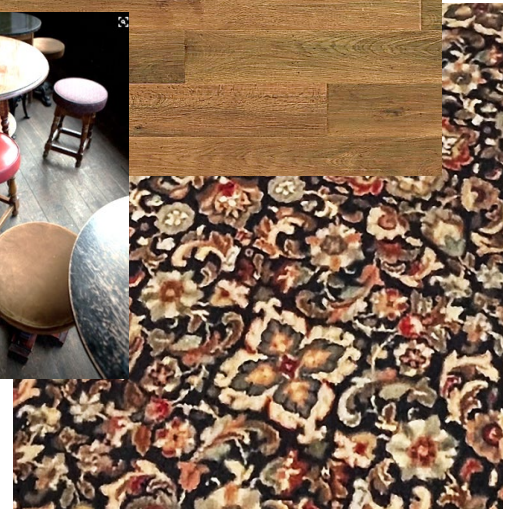
Traditional style furniture and colours



Retain Brass handrail

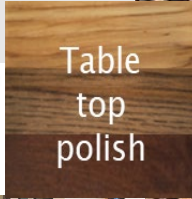
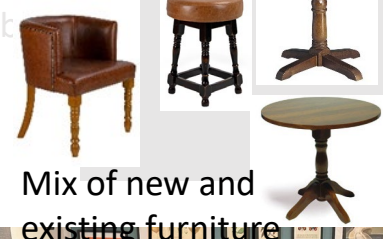


Mix of new and existing furniture

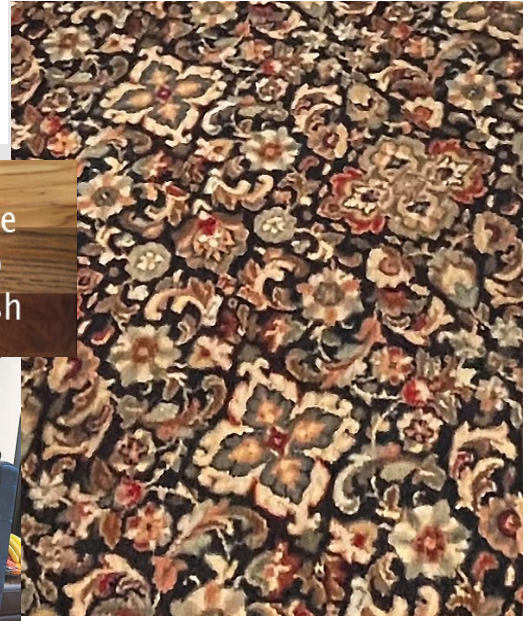


Clean existing carpet

Internal Mood Board



Mix of new and existing furniture



Clean existing carpet

Internal Mood Board



Rustic timber sliding cupboard doors



Mix of new and existing furniture

New wall lights



New LED strip ceiling lights

New vinyl safety floor



New carpet



Refurbish timber floor

Rendered Floor Plan

Issues identified to the back elevation -
faded guttering, Vegetation needs clearing



Revision	Amendment	Date
B	Function Room to add number of for ease of circulation	26/11/23
D	Work on existing window, second floor, refit frame, plaster base, new system to suit glazing between first, second and between roof, ground floor window.	19/12/23
E	Function room screen is wanted to be in place and decontaminated	17/01/24
F	Work on kitchen room includes: the walled New character in other, flags and lighting walling removed with new screen doors, work to be replaced. New seats, upgrade reception chairs, the ground floor seating, new secure wallpaper and new skirting to be in place waiting.	21/02/24
G	The approach to pub bar - work removed. Function room furniture ordered following meeting 26/02/24	26/02/24
H	Redistribution of Karymarco tiled seating outside. New canopy to Pub, outdoor - steel existing main canopy light 1800gms to Pub, contract taking 04, 04/03/24.	28/03/24

Project **Waggon & Horses**

Floor Plans & Finishes

1 General Trade Area

- Full internal redecoration to trade public areas.
- Upgrade decorative light fittings.
- New entrance matting.

2 Bar/Lounge Area

- Sand and repolish existing timber floor.
- New feature wallpaper.
- Relocate existing TV.
- New curtains to be added.
- Added bric-a-brac inspired design elements.
- Additional new and refurbished loose furnishings.

3 Bar Servery

- Strip and repolish bar.
- Redecorate bar frontage.
- Upgraded backfitting.



Floor Plans & Finishes

4 Conservatory

- Overboard glazed windows to entrance lobby.
- New wall panelling and wiring for TV.
- Reinstate glazing to internal window openings.
- Addition of new curved booth seating.
- New blinds to be added.
- Installation of new bric-a-brac design elements.
- New and refurbished loose furniture.

5 Function Room

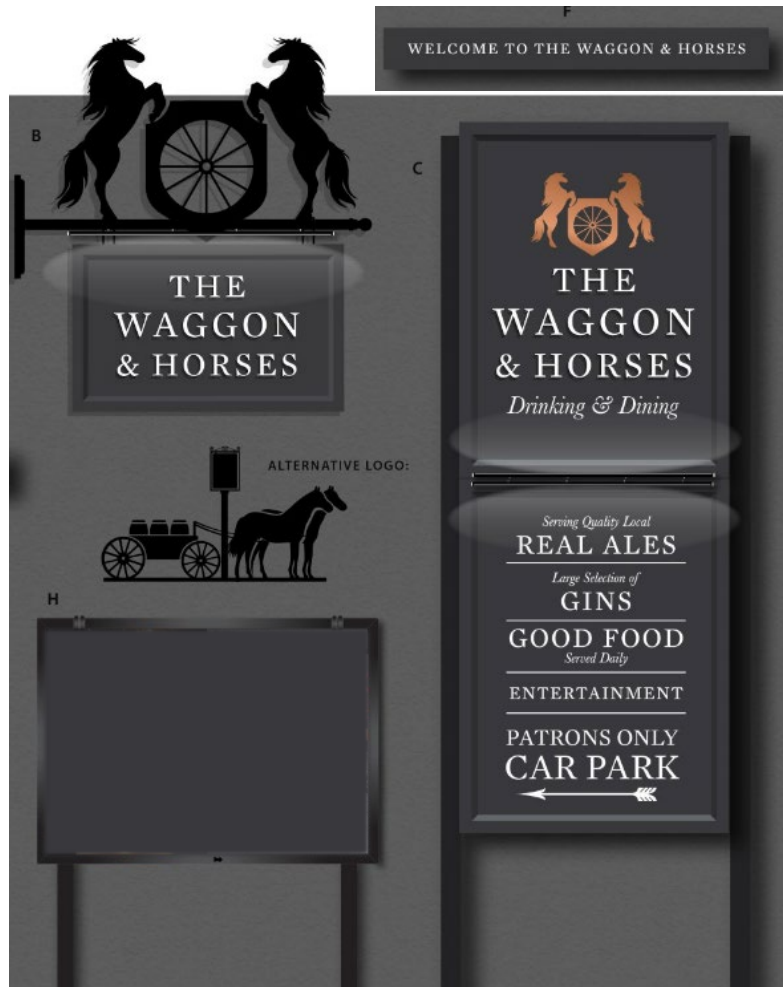
- Sand and repolish existing timber flooring.
- Installation of new carpeting.
- Addition of timber effect vinyl flooring to stage area.
- New features pilaster joinery.
- Mixed existing and new timber furniture.
- Concealed sliding doors to backfitting.



External Refurbishment

Signage and external works

- Complete external redecoration.
- Upgraded signage and lighting to meet current design standards, pending planning approval.
- Installed new planters with post and rope fencing at the function room entrance.
- Added white line markings to the car park.
- Repaired or renewed festoon lighting.
- Integrated existing refurbished timber furniture with new additions.





STAR
PUBS & BARS

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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