



The Courthouse, 23 North Street, Derby, CV21 2AG



# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Courthouse, Rugby Pub Refurbishment!

We're investing in a complete makeover of this pub in Rugby Town Centre, inside and out, to create a welcoming and comfortable space. With nearly 8,000 people within walking distance and a good mix of age groups, this location offers great potential for the right operator. Our focus will be on quality food and drinks, with an emphasis on a pub food menu that's currently lacking in the town.

### Elevate Your Investment: Witness the Transformation

We're looking for an entrepreneurial licensee who can take advantage of this prime location. With the planned upgrades and your vision, this pub could easily stand out in a competitive area. The pub will cater to a wide audience - from locals looking for a great meal to those seeking entertainment in a high street setting.

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## Target Customers

### Casual Drinkers & Diners:

- The mix of great food, coffee, and drinks will appeal to those looking for a casual meal or a place to meet friends for an evening out. Its comfortable setting and prime location will make it a convenient choice.

### Working Professionals:

- Located in the heart of the town, the pub will be perfect for professionals looking for a relaxed environment to grab lunch or unwind after work with a drink and some quality food.

### Families:

- With quality pub food and a family-friendly atmosphere, the pub will be an appealing spot for parents and kids to enjoy meals together. Its central location makes it easy to visit after shopping or a day out.

### Sports Enthusiasts:

- With live sports and entertainment on offer, the pub will attract sports fans eager to enjoy games in a social atmosphere, paired with a selection of beers and pub snacks.

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## The Offer

### Drinks:

- Full range of beers, ciders, cask ales and low and no alcohol options such as Heineken 0.0, alongside quality wine, spirits and soft drinks.

### Food:

- A traditional pub menu with the respective classics, alongside licensee driven specials and themed nights.

### Coffee:

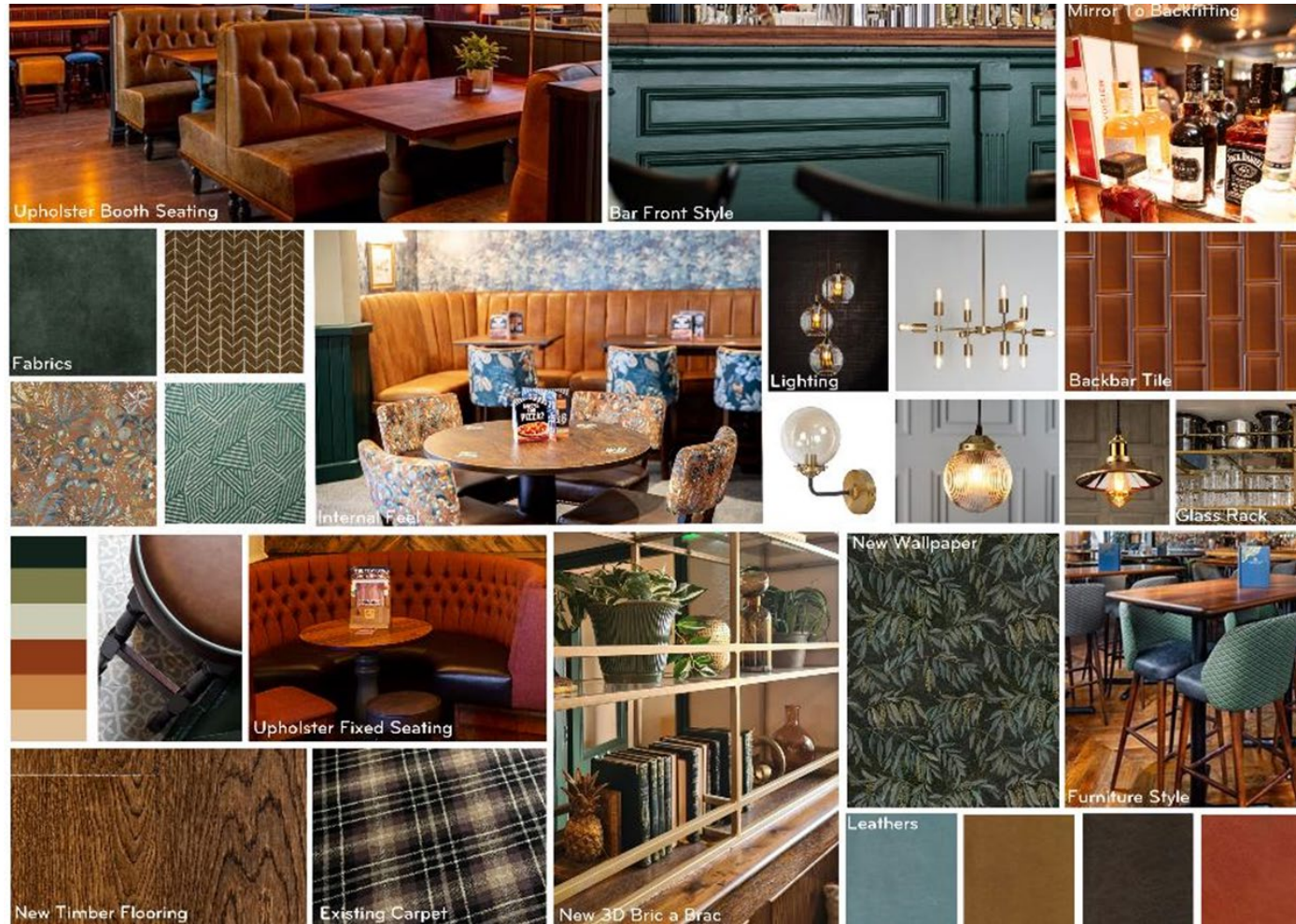
- A great coffee offering can be put in place, ensuring a satisfying brew every time.

### Events:

- Live music, quiz nights, open mic nights, games, pub takeovers, special occasions & licensee driven events based on consumer feedback & demand.



# Internal Mood Board



# Rendered Floor Plan





# Floor Plans & Finishes

## 1 Bar Area:

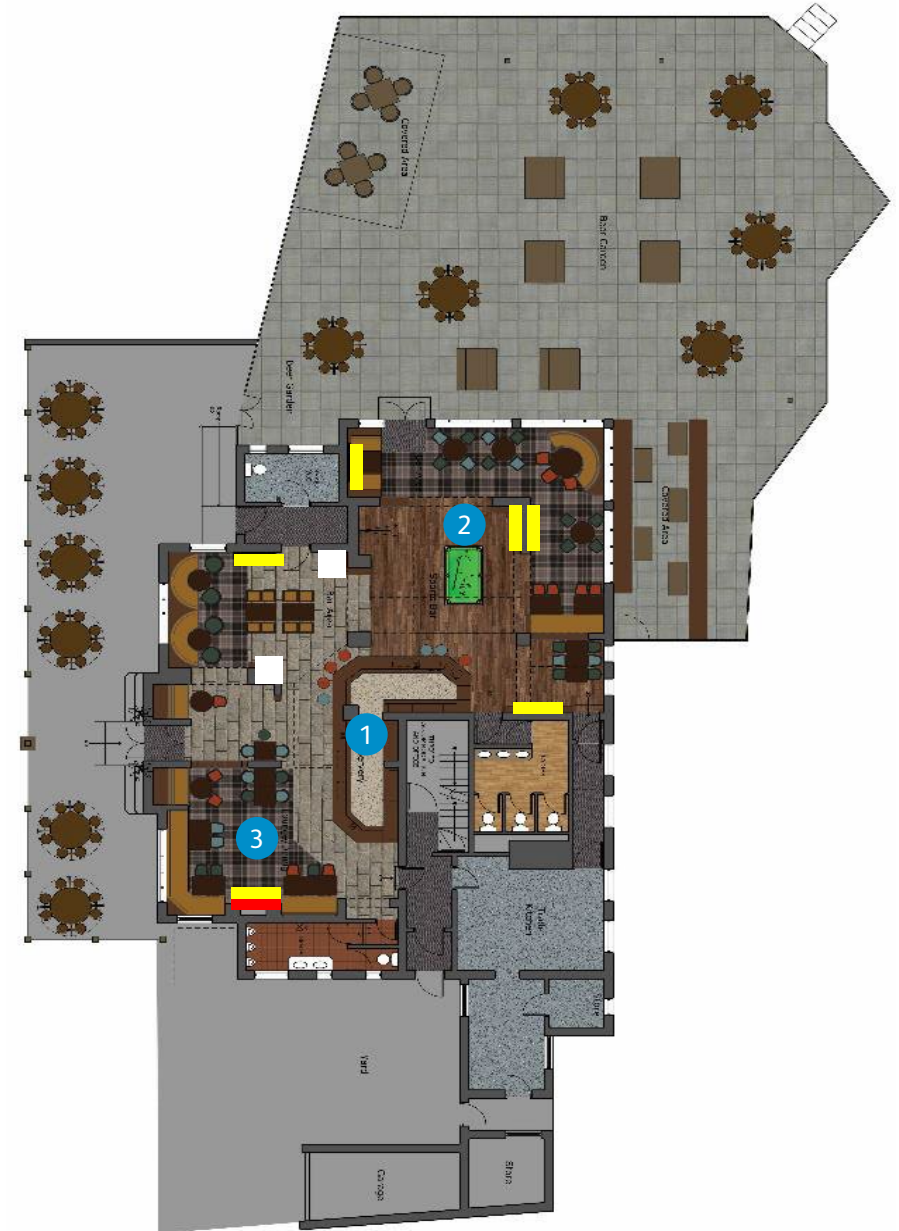
- Complete redecoration.
- Reupholster fixed seating.
- Refurbish existing bar countertop.
- New back bar and altro flooring.
- Install new TVs.

## 2 Sports Area:

- Install new timber flooring.
- Create a new darts space.
- Add new furniture and fixtures.
- Reupholster existing fixed seating.
- Install new TVs.

## 3 Lounge/Dining Area:

- Complete redecoration.
- Reupholster fixed seating.
- Retain and clean existing carpet.
- Reuse some existing furniture and fixtures.



# Floor Plans & Finishes

## 4 Kitchen:

- Installation of select kitchen equipment.

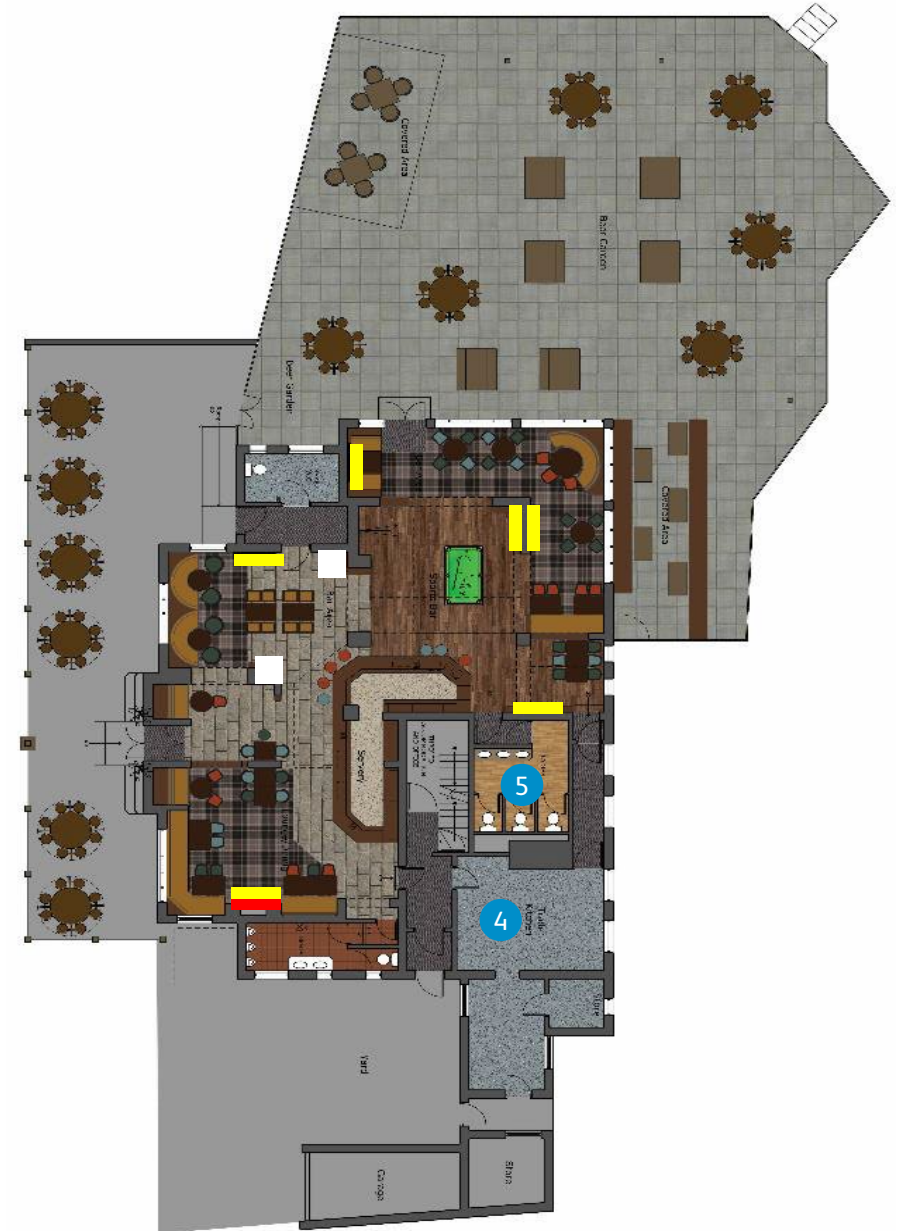
## 5 Toilets:

### Ladies:

- Full redecoration to toilets.
- New timber effect vinyl flooring.
- Relamp all light fittings.

### Gents:

- Full redecoration to toilets.
- Provision of new taps to sink.
- Replacement of existing wall tiling.
- Relamp all light fittings.





# External Refurbishment



## Signage and external works:

- New signage & lighting scheme.
- Refurbishment of exterior where necessary.
- Addition of new external benches and umbrellas.





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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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