



About the Opportunity



Why Invest?

Exciting Opportunity: The New Inn Pub Refurbishment!

We are planning to transform The New Inn, a rural pub located in the village of Eccup, into a fantastic food destination. Although tucked away in a quiet countryside location, it's just a short drive from the affluent suburbs of Bramhope and Alwoodley, as well as popular attractions like the Emmerdale set and Harewood House. The refurbishment includes expanding the kitchen, along with a full refresh inside and out, making it a welcoming space for locals and visitors.

Elevate Your Investment: Witness the Transformation

With no direct competition in the immediate area, The New Inn has great potential to become a go-to spot for those seeking a quality dining experience in a peaceful, scenic setting. We're seeking an experienced operator to help maximise the opportunity this unique location offers, drawing in customers from nearby suburbs and capitalising on local tourism.

About the Opportunity



Target Customers

Local Visitors:

- Residents from the nearby suburbs of Bramhope and Alwoodley, seeking a premium countryside dining experience. They are likely to visit for special occasions or for weekends away from the city.

Tourists:

- Visitors to the Emmerdale filming set or Harewood House who want a traditional countryside pub experience. They'll stop by for food or drinks while exploring the local attractions.

Foodies from North Leeds:

- Food lovers from the wider North Leeds area looking for quality pub food in a scenic rural setting. They'll be drawn by the pub's reputation for excellent cuisine and charming atmosphere.

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The Offer

Drinks:

- The New Inn will offer a wide range of drinks options, including premium draft lagers and ciders, cask ales, a superb wine selection, and a variety of spirits. Given its drive-to location, there will also be an excellent selection of low and no options.

Food:

- The pub will offer a traditional British pub menu, with items such as small plates and vegetarian or vegan options. The food offering will cater to those looking for both hearty meals and lighter, more contemporary dishes.

Coffee:

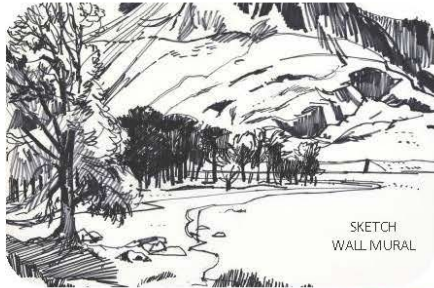
- A strong coffee offering will be available, to attract daytime visitors, walkers, and those passing through for a casual stop, helping to broaden the pub's appeal.

Events:

- Occasional entertainment, such as live music or quiz nights, will complement the pub's core focus on food and location, ensuring a relaxed but engaging atmosphere.

Internal Mood Board

Locals Bar



SKETCH WALL MURAL



LIGHTING STYLES



STONE ROAD MILE MARKER



PAINTED BAR OPTION



SHADOW WHITE
No. 25



ELEGANT
No. 254



COLOUR PALETTE



MULTI FLOORING
No. 254



COLOUR PALETTE



INDUSTRIAL CLEAN FLOOR TILES



COLOUR PALETTE



FURNITURE STYLES

Chef's Table



HANGING PENDANTS



NEW OPEN KITCHEN PASS

TABLE SETTING



SCATTER CUSHIONS



PAINT TIMBER FIXED SEATING



HERRINGBONE LVT FLOORING



EXISTING PHOTO



NEW CARPET



INDUSTRIAL CLEAN FLOOR TILES



DRESS FIREPLACE



Rendered Floor Plan



Floor Plans and Finishes

1 Lounge and Bar Area:

- Full internal redecoration.
- Upgrade decorative lighting.
- Replace carpeting.
- Install new entrance matting.
- Retain and deep clean floor finishes where specified.
- Retain and deep clean fixed seating.

2 Bar Servery:

- Retain and deep clean floor finishes.
- Re-stain bar top and front.
- Allocate a budget for upgrading back fittings and shelving.
- Retain and clean existing lighting.

3 Bar Cellar:

- Perform electrical repairs.
- Install a new HEINEKEN SmartDispense system.



Floor Plans and Finishes

4 Chef's Table Area:

- Install new flooring.
- Alter existing fixed seating.
- Complete full redecoration.
- Install shutter for feature pass.
- Add new lighting.
- Add new decorative items (bric-a-brac).

5 Prep Kitchen:

- Install specialist catering equipment.
- Install new safety vinyl flooring.
- Extend kitchen into the trade area with a feature pass.
- Create a new structural opening.
- Install a new suspended ceiling.
- Install new energy-efficient lighting.
- Carry out electrical upgrades to support new equipment.
- Adapt/extend the prep kitchen layout.
- Align services to the new layout.



Floor Plans and Finishes

6 Ladies' and Gents' Toilets:

Ladies':

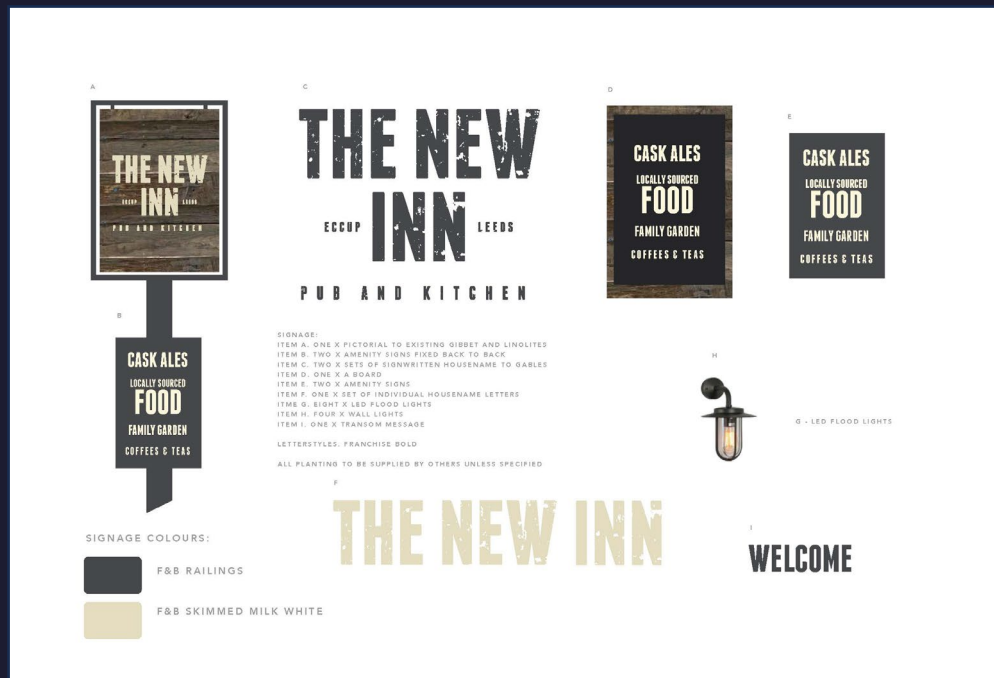
- Retain and deep clean floor finishes.
- Rectify damp proofing outside of this contract.
- Redecorate all painted surfaces.
- Install new lighting.
- Replace cubicle doors and ironmongery.
- Refurbish sanitary ware.
- Install new mirrors.
- Overhaul the vanity unit.
- Install a new hand dryer.

Gents':

- Install new LVT vinyl flooring.
- Overhaul sanitary ware.
- Replace cubicle doors and ironmongery.
- Overhaul wash basin and install a new hand dryer.
- Install new lighting.
- Install a new hand dryer.



External Refurbishment



Signage and external works:

- General refurbishment and external redecorations of the main building.
- Updated signage and lighting scheme.



STAR
PUBS

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 New Inn, Eccup Lane, Leeds, LS16 8AU