



● Green Tree Inn, 33 High Street, Scunthorpe, DN17 3RX ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Green Tee Inn, Messingham Pub Refurbishment!

The Green Tree Inn, Messingham is set for a full transformation, with a new look and feel that combines traditional charm with a premium touch. Our investment will bring a revamped interior featuring a welcoming bar, cosy lounge, and a sports area, alongside a full exterior redecoration with eye-catching signage. Once complete, the pub will be an ideal spot for locals to enjoy a drink, live sports, or a lively quiz night.

Elevate Your Investment: Witness the Transformation

With around 3,000 residents living within walking distance, mostly aged 45 and above, there's a great opportunity here for an operator who wants to be part of a close-knit community. The revamped pub will appeal to medium-affluence locals looking for a warm, traditional pub experience with a premium touch. If you're keen to run a pub that focuses on quality drinks and a steady rhythm of events, The Green Tree Inn Inn could be the right fit.

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Target Customers

Mature Locals:

- Residents over 45, looking for a relaxed, familiar spot to enjoy a drink and socialise. They'll appreciate the cosy, traditional vibe and weekly events like darts, dominoes, and quiz nights.

Sports Enthusiasts:

- Village locals who enjoy catching live sports in a friendly atmosphere. They'll be drawn to the dedicated sports area, offering big screens and comfortable seating.

Community Regulars:

- Locals who want a quality drink in a comfortable, welcoming setting for casual outings or group meet-ups. They'll appreciate the range of drinks and the pub's traditional atmosphere, making it a perfect spot for both socialising and community connections.

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The Offer

Drinks:

- The Green Tree Inn will offer a wide-ranging drinks menu, including lagers, ciders, spirits, wines, and some cask ales. This variety caters to everyone, from regulars enjoying beers to visitors seeking a more premium experience, ensuring the pub appeals to a broad audience.

Events:

- Live sports, darts, and dominoes, along with events tailored to customer demand. These events will create a vibrant, community-focused atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas - Continued:

- Remove and replace some fixed seating with T&G cladding; reupholster remaining seating with fluted backs.
- Install new window dressings.
- Upgrade decorative lighting.
- Add uppercase backfitting details.
- Remove Gents' lobby partition and repair.
- Provide new loose furniture and refurbish existing pieces.
- Retain timber floor in the snug and bar areas; install new vinyl and carpet as needed.
- Remove and repair fireplace.
- Retain darts area; add new darts surround, lighting, scorer, and chalkboard.
- Replace window section and repair wall.
- Paint bar front; stain and polish bar top.



Floor Plans & Finishes

2 Ladies & Gents Toilets:

- Complete redecoration.
- New safety vinyl in Gents.
- Clean and regrout Ladies' floor tiles.
- Install hand dryers, soap dispensers, toilet roll holders, door hooks, and updated ironmongery.
- Add wall mirrors through a bric-a-brac specialist.
- Ensure mechanical ventilation is working.
- Apply silicone seal to sanitary ware upon completion.
- Improve general ventilation.

3 Private Accommodation:

- Install new vinyl flooring in the kitchen.
- Add loft insulation.
- Replace mattress behind WC cistern in the bathroom.
- Install new worktop section in the kitchen.
- Fit new fire doors and frames for kitchen, lounge, and stairs.



External Refurbishment



Signage and external works:

- New external decorations, signage, and lighting.
- Refurbish car park concrete where needed.
- Install new picket fencing.
- Add festoon lighting along the path to the beer garden steps.



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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 www.starpubs.co.uk

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