

About the Opportunity









Why Invest?

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

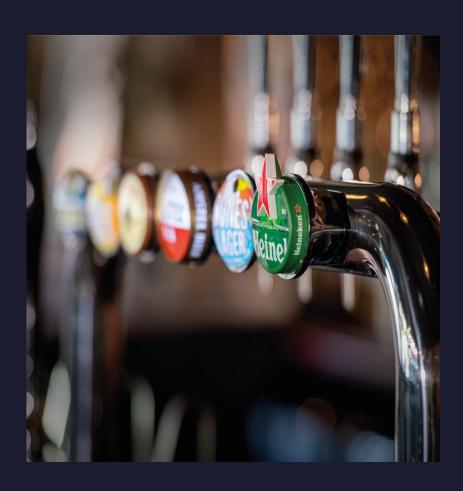
The Green Tree Inn, Messingham is set for a full transformation, with a new look and feel that combines traditional charm with a premium touch. Our investment will bring a revamped interior featuring a welcoming bar, cosy lounge, and a sports area, alongside a full exterior redecoration with eye-catching 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:

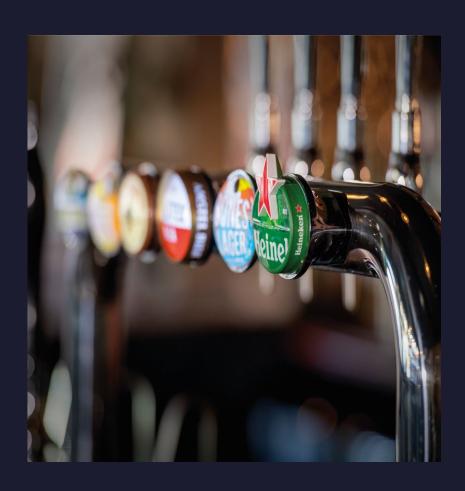
Village locals who enjoy catching live sports in a friendly atmosphere.
 They'll be drawn to the dedicated sports area, offering big screens and comfortable seating.

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:

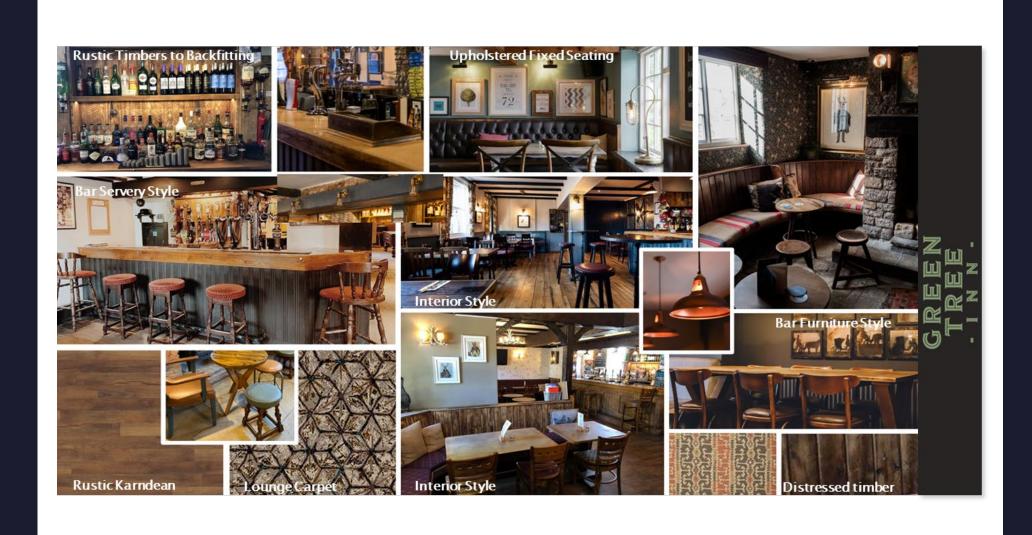
• The Green Tree Inn will offer a wide-ranging drinks menu, including lagers, ciders, spirits, wines, and some cask ales. This variety caters to everyone, from regulars enjoying beers to visitors seeking a more premium experience, ensuring the pub appeals to a broad audience.

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

General Trade Areas:

- Complete decoration of windows, downpipes, gutters, doors, and fascia boards.
- New signage and lighting throughout.
- Adjust radiators as needed.
- Interior decoration with feature wallpapers and rustic cladding.
- Add new bric-a-brac and signage.
- Update alarm and CCTV systems.
- Install CAT 6 and sockets for TVs.
- Provide sockets for AWP positions, tills, and coffee machines.
- Add double sockets with USB and USB-C for seating areas.
- Install a background music system.
- Ensure fire exits are equipped with proper ironmongery.
- Add dimmer controls to lighting.





Floor Plans & Finishes



- 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



- 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.

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.



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