



About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Wheel Pub Refurbishment Planned!

Situated in Oadby, Leicester, The Wheel beckons as an appealing investment prospect for discerning operators. With its nearby high street and a diverse demographic, this town offers fertile ground for a flourishing community pub. Our refurbishment strategy for The Wheel is meticulously crafted to enhance the establishment. From its internal rejuvenation to the creation of an inviting courtyard garden with sports viewing facilities, our investment pledge ensures The Wheel stands out as the premier destination for locals.

Elevate Your Investment: Witness the Transformation

Are you poised to make an investment in Oadby's social fabric? The Wheel will present a compelling opportunity to become the heart of the community. As the prospective licensee, you stand to benefit from our comprehensive refurbishment plans, with an emphasis on delivering quality beverages, classic pub fare, and hosting engaging events. The Wheel will be a promising opportunity for the right operator.

About the Opportunity



Target Customers

When refurbished, The Wheel will appeal to:

Local Villagers Seeking Quality Social Experience:

- Locals who value community engagement and seek a gathering place. They appreciate the pub's focus on becoming the "heart of the community," offering a friendly atmosphere and live sports screenings.

Patrons Looking for Casual Dining:

- People looking for relaxed dining drawn to the pub's menu featuring great pub classics, they appreciate the welcoming environment and extensive drink range.

Typical Social Sports Fans:

- Individuals, groups or Local Teams who enjoy socialising while watching sports events. Attracted to the pub's atmosphere and excellent sports viewing facilities, they value the opportunity to enjoy matches with friends over drinks and pub classics.

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The Offer

When refurbished, The Wheel will offer:

Drinks:

- Picture yourself enjoying a wide-ranging selection of beverages, including Low&No, classic & premium lager and a selection of cask owing to The Wheel's Bass House heritage.

Food:

- Envision relishing great pub classics from a straightforward yet satisfying pub menu.

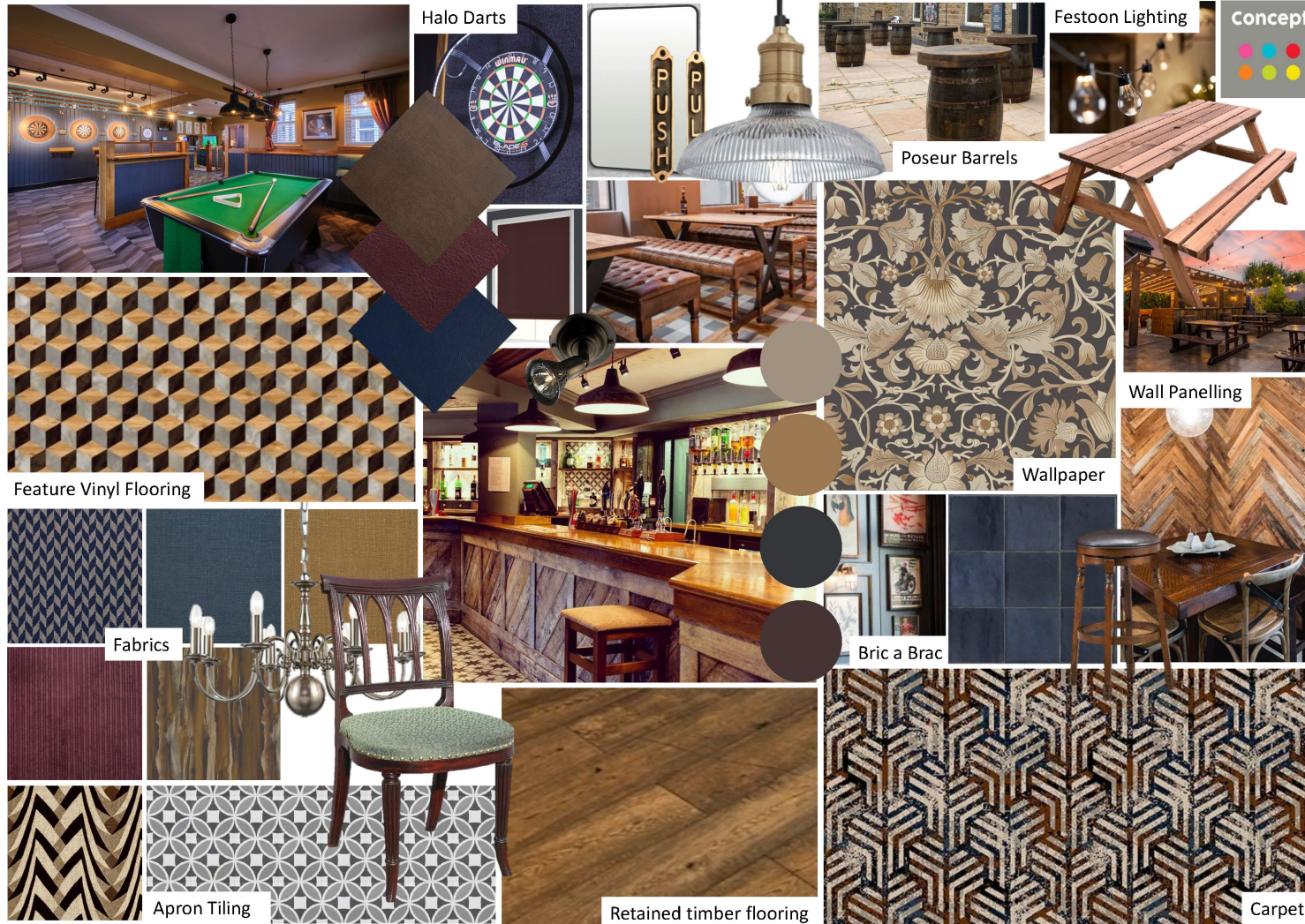
Coffee:

- Start the day right with a bean-to-cup coffee offering, ensuring a fresh and satisfying brew every time.

Events:

- Imagine a lively weekly schedule featuring live entertainment, full sports coverage, and engaging activities such as supporting local sports teams.

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- Conversion of pool table to contactless play.
- Installation of power sockets for new TV positions.
- Strip, stain & repolish existing timber flooring.
- Allow for new AWP position.
- Addition of new decorative flooring in sports area.
- Retain and recover existing fixed seating.
- Board over existing stonework and fit new tiles in lounge area.
- New chunky timber shelf to fireplace.

Bar & Backfitting

- ### 2
- Strip, stain & repolish counter tops.
 - Repainting of existing bar front.
 - Repairs to existing vinyl flooring behind bar.
 - Repositioning of till to front counter.
 - Retain directional pendant lighting to bar servery.
 - Allow swapping of lamps for new amber filament pendants.



Floor Plans & Finishes

3 Kitchen

- New floor covering throughout.
- Provision of new glass wash and ice machine.

4 Toilets

Ladies Toilets:

- Complete redecoration to be carried out.
- Strip stain and seal vanity unit top and decorate front.
- Retain existing wall tiles.
- Two new light fittings in existing positions.

Gents Toilets:

- Complete redecoration to be carried out.
- New taps to basin.
- Provision of new safety vinyl flooring.
- Two new flush light fittings in existing positions.
- Addition of new mirror above sink.
- New cubicle door.
- Provide new ironmongery.



External Refurbishment



Signage and external works

- Install new exterior signage and lighting scheme.
- Jet wash the pergola and prepare for decorations.
- Remove all vinyls from windows.
- Install a new TV for sports viewing in the outside seating area, including cover box and required power supply.
- Restain existing railway sleepers.
- Feature festoon lighting strewn throughout the beer garden.





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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