



THE COOPERS, THE SQUARE, CREWE, CW3 9SD



# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Complete refurbishment planned

A significant refurbishment will transform The Coopers into a food-led, modern, country pub. Everything will be refurbished, the interior will receive distinctive new finishes, which will create a unique, premium pub that will appeal to a wide range of customers. This will feel like a completely new pub.

The rejuvenated decked terrace will become a beautiful al fresco dining terrace, supporting the new focus on great food. The pub frontage will benefit from a modern redecoration, adding new signage and lighting to make the site more visible, highlight the pubs offering and complement the new interior.

### Affluent location

The Coopers is in the picturesque village of Woore in the heart of Shropshire. Surrounded by glorious English countryside, Woore is an affluent village with almost 1,000 residents and numerous local amenities such as the village church and shops. The demographics surrounding the pub are of high affluence. Mature and retired households with disposable income looking for a quality food and drink offer.

### Huge potential

The Coopers has the potential to be THE pub in the village. An all-new look and feel, as well as quality food and drinks offer, will stand this pub above the limited competition in the nearby area. Coopers is primed to be a 'destination food-pub', which is made possible by it's 88 covers, ample parking and extensive high-quality list of products. All we're looking for is the right person to take on the pub...

## SO, COULD THAT BE YOU?

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

When refurbished, The Coopers will appeal to a very broad spectrum of customers, including:

- Affluent local couples and friends wanting to enjoy a casual drink or premium pub food.
- Residents from surrounding villages and towns looking for a lunchtime treat and a venue for special occasions.
- Families with children looking to eat in the cosy dining area or on the al fresco terrace throughout the year.

## OFFER

When refurbished, The Coopers will offer:

- A high quality, focused range of drinks including premium and favourite lagers, cask ales, wines, premium spirits and soft drinks.
- A high-quality food offer to attract locals and those further afield
- Barbecues in the warmer months on the al-fresco terrace
- Premium, barista style coffee
- Some entertainment, such as acoustic music for special events such as New Years.



# INTERNAL MOODBOARD

## INTERIOR



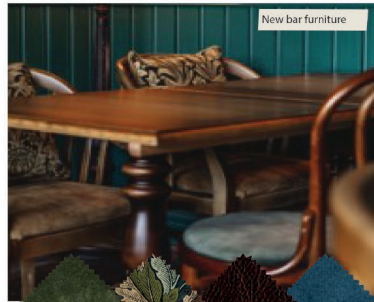


# INTERNAL MOODBOARD

## INTERIOR



Re-clad front bar/  
new backfitting



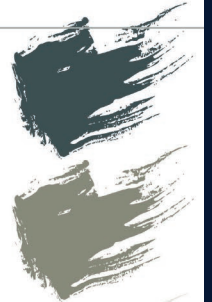
New bar furniture



Internal floor  
plants



Feature see  
through fireplace



Soft seating  
comfy areas



Stone floor

Reclaimed quarry tiles

Distressed timber floor



Brass table tops



Fixed seating recovered



Reeded glass screens



# EXTERNAL MOODBOARD

The moodboard displays several signage options for 'The Coopers' pub, including:

- A large, dark green, irregularly shaped sign with a barrel logo and the text 'THE COOPERS THE SQUARE'.
- A square sign with a barrel logo and the text 'THE COOPERS THE SQUARE'.
- A sign with a barrel logo and the text 'FOOD SERVED ALL DAY', 'SUNDAY ROAST', 'BEER GARDEN', and 'PREMIUM WINES & SPIRITS'.
- A triangular sign with a barrel logo and the text 'WELCOME TO THE COOPERS THE SQUARE'.
- A sign with a barrel logo and the text 'FOOD SERVED ALL DAY', 'SUNDAY ROAST', 'BEER GARDEN', and 'PREMIUM WINES & SPIRITS'.
- A sign with a barrel logo and the text 'THE COOPERS THE SQUARE'.
- A sign with a barrel logo and the text 'FOOD SERVED ALL DAY', 'SUNDAY ROAST • BEER GARDEN', and 'PREMIUM WINES & BEERS'.
- A sign with a barrel logo and the text 'THE COOPERS THE SQUARE'.
- A circular sign with a barrel logo and the text 'THE COOPERS THE SQUARE'.
- A barrel hanging from a black metal rack, labeled 'Option 1'.
- A square sign with a barrel logo and the text 'THE COOPERS THE SQUARE', labeled 'Option 2'.
- Four color swatches at the bottom right:
  - Dulux Trade 30GG 10/050
  - Dulux Trade 74GY 15/043
  - Dulux Trade 10GG 26/045
  - Dulux Trade 13GY 77/016



# RENDERED FLOOR PLAN





# FLOOR PLANS & FINISHES

1

## INTERNAL TRADING AREAS

- Overhaul existing retained doors (inc external entrance doors)
- Ironmongery to existing and new doors - Provisional
- MDF Dado panelling once seating removed etc. - Prov Quant
- Allowance for new feature wall cladding - Prov Quant
- Skirting boards - Prov Quant
- Feature screen - with mild screen and planting detail TBC
- Feature screen - fluted glass detail TBC
- Alterations to existing screen - detail TBC
- Alterations to existing log store
- Create new bespoke TV housing unit - detail tbc
- Bar counter/backfitting - staining/polishing to new and existing tops/fronts, etc
- EO New wall panelling - strip and stain existing
- EO Existing wall panelling - strip and decorate existing
- Sand and distress and seal existing timber flooring
- Supply and lay new feature quarry tiles
- Supply and lay new feature stone to bar walk and dining area
- Supply and lay pre finished engineered oak timber flooring
- E.O for perimeter strip
- Lay only new carpet
- Entrance mats/walk off mats
- Altro to bar servery - Provisional
- Coved skirtings, 4 mm Altro
- Sundry items, floor trims between finishes
- Sub floor prep, ply - 18mm thick, where required - Provisional
- Sub floor preparation as may be required following removal of existing floor coverings -latex
- Decorative wall papers - Provisional
- Feature brick slips to fire surrounds





# FLOOR PLANS & FINISHES

2

## BAR SERVERY

- New backfitting - upper Spec TBC
- EO. Allow for steel framing TBC
- Alterations to undercounter shelving
- Sundry extras
- New reclaimed cladding to survey face
- Bull nose to existing bar top
- New backfitting - upper Spec TBC
- EO. Allow for steel framing TBC
- Alterations to undercounter shelving
- Sundry extras
- New reclaimed cladding to survey face
- Bull nose to existing bar top

3

## KITCHEN

- Overhaul existing retained doors
- Ironmongery supply
- Decorate ceiling, woodwork

4

## CELLAR

- Allow for remove and dispose of any unwanted fixtures & fittings and general clear out
- Decorate walls, ceiling, woodwork - (Anti-Fungal Paint)



# FLOOR PLANS & FINISHES

5

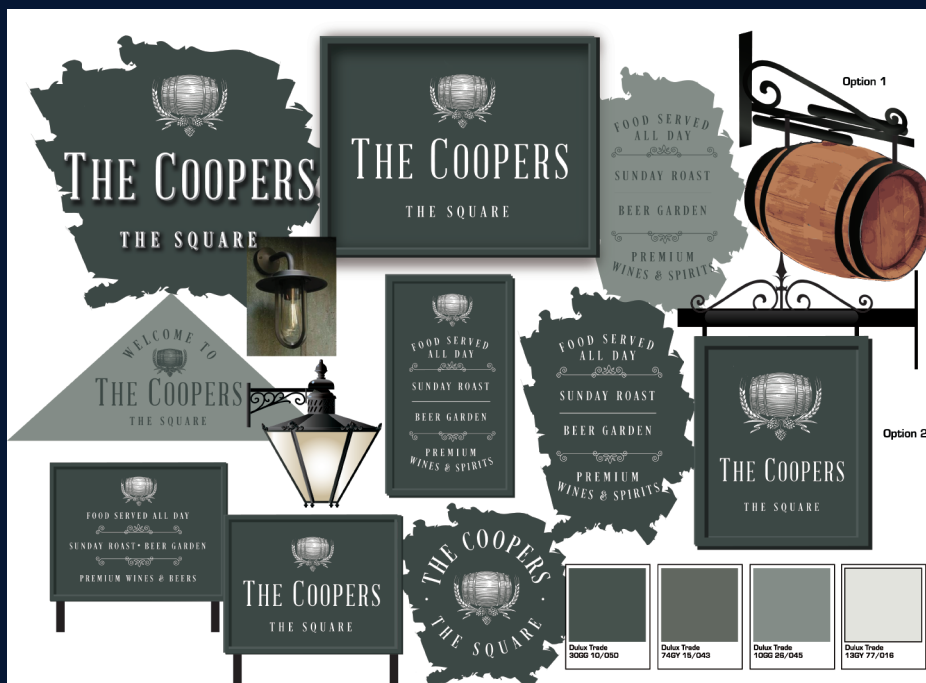
## TOILETS

- Allow to remove WC and reinstate once new flooring has been laid
- Remove floor coverings inc skirtings and clear away
- Overhaul existing retained doors
- Ironmongery supply
- Ironmongery supply cubicles
- Supply and lay new decorative tile flooring to designers spec
- Tile skirtings
- Sub floor preparation as may be required following removal of existing floor coverings -latex
- Sub floor prep, ply - 12mm thick, where required - Provisional
- Chemically clean existing quarry tiles to gents
- New traps & wastes whb's
- New wash hand basin as designers spec
- Install only soap dispense/toilet roll holders
- Supply and install new hardwiring WC seats
- Thoroughly clean down all existing and remaining sanitary fittings
- Dado height panel with sloping hardwood lid IPS unit to WC's - Provisional
- Decorate all previously painted areas (inc disabled)
- E.O to strip back and distress vanity





# EXTERNAL REFURBISHMENT



## SIGNAGE AND EXTERNAL AREA

Works will include:

- Decorate previously decorated Render
- Prepare and re-decorate windows - UPVC (Prov Quant)
- Prepare and re-decorate doors - existing
- Prepare and re-decorate Fascia's & Soffits & Gutters - UPVC
- Prepare and re-decorate rainwater pipes
- Prepare and stain balustrade to decking
- Supply and install rustic cladding to entrance
- Over ply existing decked area with external quality ready for new finish
- Supply and lay new artificial grass over existing decked area
- Lay new resin bonded add gripp to existing tarmac surface
- Allowance to regulate existing tarmac surface - Provisional
- Allowance for skip and general clear up of unwanted material inc planting to planters
- Sweep existing car park (road sweeper)
- White line carpark
- Strengthen and replace broken balustrade to decking area - Provisional
- Posts for Festoon Lights, beaded in concrete foundation
- New timber posts beaded in concrete foundation to create new external drinking area
- New mild steel rail between posts barley twist detail
- Supply and install new close boarded fencing
- Supply and install new double gates inc padlock and ironmongery



## 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](http://www.starpubs.co.uk)**