



● The Cock Inn, Twycross Road, Sibson Nuneaton, CV13 6LB ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Cock Inn, Sibson Pub Refurbishment!

The Cock Inn, a nearly 800-year-old gem, boasts original features such as a thatched roof, exposed beams, and cosy rooms, offering an authentic country pub charm. The refurbishment will focus on enhancing these unique characteristics, including a revitalised dining room and thoughtful decorations like original tiling and artwork. The result will be a stunning venue that serves as a destination for those seeking an exceptional food and drink offering.

Elevate Your Investment: Witness the Transformation

Located in Sibson, the pub benefits from its proximity to villages and towns like Nuneaton and Tamworth, with over 200,000 adults within a 20-minute drive. Situated on the main road to Twycross Zoo, which welcomed nearly 650,000 visitors in 2019, it is ideally placed to attract passing trade. The refurbishment will restore The Cock Inn to its former glory, combining a traditional coaching inn aesthetic with modern comforts, including nearly 100 covers, cosy snug spaces, and a charming outdoor courtyard.

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Target Customers

Once refurbished, The Cock Inn will appeal to:

- Locals wanting a casual drink in a cosy setting.
- Mature couples looking for a quality destination for food and drink.
- Older customers looking for a lunchtime meeting place.
- Families wanting a weekend destination for Sunday lunch.
- Passing families wanting an early evening bite on their way home from nearby attractions.

About the Opportunity



The Offer

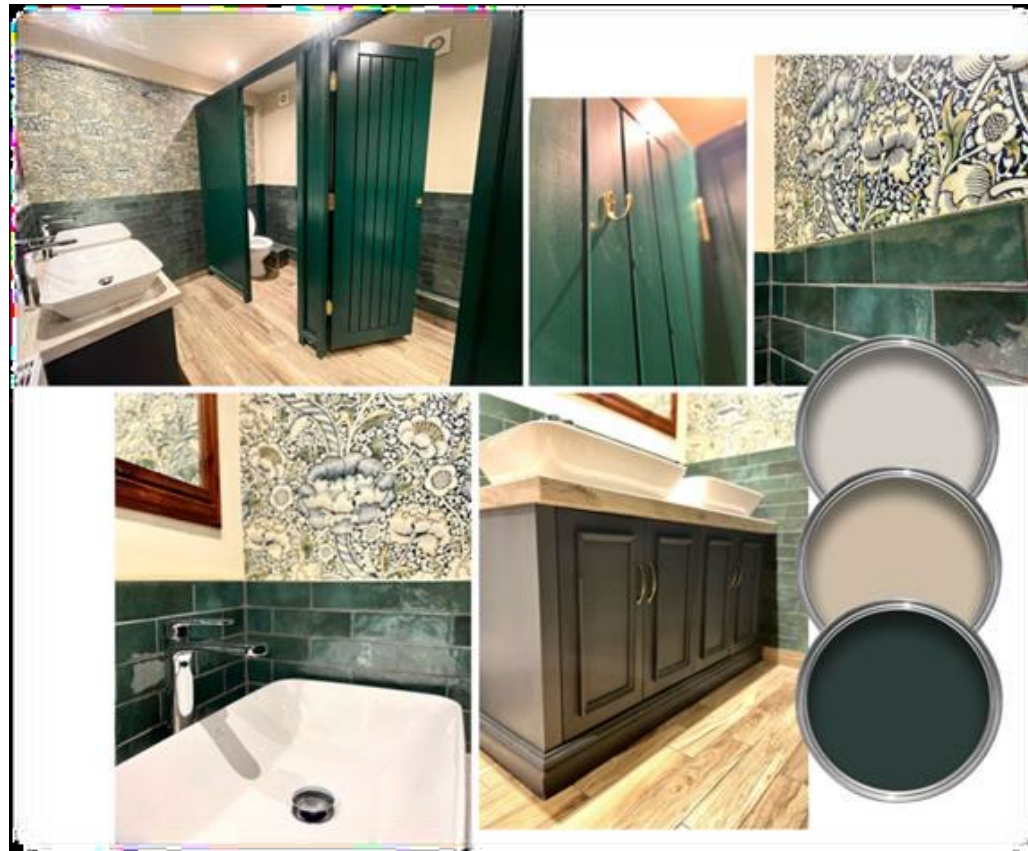
Post-refurbishment, The Cock Inn will be transformed into a characterful coaching inn, offering:

- Great food all day, with breakfast, lunch, afternoon tea and standout evening meals.
- A great coffee offer served all day.
- A wide range of quality drinks, from cask ales to specialist gins and spirits.
- A beautiful suntrap courtyard, attracting drinkers
- and diners throughout the warmer months.

Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Deep cleaning and sealing the period stone flooring.
- Redecorating the walls and ceiling plasters in period colours to reflect the overall design scheme.
- Installing warm and eclectic feature lighting to create ambience.
- Laying new traditional style carpets.
- Introducing new timber dining tables.
- Adding a mixture of new period-style timber seating, with seat pads upholstered in tasteful patterned fabrics and upcycled wooden chairs.
- Finishing the space with bric-a-brac and framed artwork that references the building's history.

2 Dining/Snug Area:

- Retaining the original decorative tiling in the connecting corridor.
- Laying new traditional style carpets.
- Incorporating period-style upholstered timber furniture into the spaces.
- Installing traditional, eclectic warm lighting.
- Decorating the walls with a new painted finish and wall clusters of framed pictures relating to the building's history.



Floor Plans & Finishes

3 Rear Dining Area:

- Decorating the walls and ceilings with period-style finishes.
- Adding a feature dresser unit as a welcoming station and possible till point, decorated with books, lamps, and bric-a-brac.
- Replacing the existing furniture with period-style timber tables and chairs upholstered in traditional fabrics.
- Installing warm and welcoming lighting and providing high-level power supplies for future events.
- Finishing the space with a fresh paint finish and bric-a-brac.

4 Ladies & Gents Toilets:

- Refurbishing and decorating the toilets to align with the pub's overall look and feel.
- Retaining and repairing existing sanitaryware where necessary.
- Adding replacement taps.
- Fitting replacement timber toilet seats.
- Finishing the space with new mirrors.



Floor Plans & Finishes

5 Bar Servery:

- Refreshing the existing servery by sanding the bar counter and backfitting tops to bare wood, filling where required, and varnishing with contract-quality polished varnish.
- Sugar soap cleaning the old and characterful front counter to enhance its history and character.
- Refurbishing the back fitting with reclaimed timbers and old period-effect mirrors to optimise the product display.
- Painting the coffee station with heritage colours for a fresh finish.
- Building replacement timber shelves to improve the operational flow of the bar counter.
- Installing new lighting to create a warm, inviting atmosphere.

6 Cellar:

- Redecorating and repairing the cellar where required.
- Installing a HEINEKEN SmartDispense system to reduce waste and improve quality.



External Refurbishment



Signage and external works:

- Refreshing the pub exterior, lighting, and signage to position it as a quality traditional pub offering great food and service.
- Installing a new signage scheme, including signwriting applied directly to walls, poster cases, and hanging signs.
- Adding signboards at the car park entrance to enhance roadside visibility.
- Repainting the exterior rendered walls in softer colours.
- Installing new uplighters on the roadside gables to maximise roadside impact.
- Softening the façade with new planters and hanging baskets.
- Stringing warm festoon lighting over the beer garden and courtyard.
- Forming a staff yard and bin store.
- Adding new timber benches and button top tables.
- Softening the beer garden and courtyard with vibrant potted planting.



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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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