



ABOUT THE OPPORTUNITY



WHY INVEST?

Major refurbishment planned

The Horns Inn will undergo a major refurbishment to create a great pub with great food. The creation of a much larger kitchen will accommodate for a new & improved proposed food offer. The rear of the pub, currently used as a pool/games area, will be refurbished into a stunning 36 cover, dining area over two levels, complete with its own bar with new flooring, fixed and loose furniture, new light fittings and wall coverings as well as feature fireplace. The two further small, cosy dining spaces close to the kitchen will also be refurbished, in keeping with the more food led offer. The bar area will retain the existing stone flagged floor with the addition of a new wood floor close to the large open fire with this area being redecorated with new bric a brac and light fittings.

Star Pubs & Bars investment will allow for a full redecoration of the exterior of the building, with new signage and lighting to the front and side elevations to signal the new offer inside. To the side of the pub, the existing paved and decked seating area is to be refurbished with new tables and chairs and new lighting.

Beautiful location

The Horns Inn is located in the centre of the large Staffordshire village of Gnosall, in between the 2 main Towns of Stafford and Newport (15 minutes in either direction). The Shropshire Union Canal passes through Gnosall making the area popular with walkers and looking further afield is just 18 minutes away from the historic National trust site of Lilleshall Abbey. Gnosall has an adult population of 3,500 which mostly consists of strong demographics of medium to high affluence.

Unmatched potential!

The potential in the pub lies in creating a great food offer. Currently there is nowhere in the village to go for a more upmarket premium food offer meaning people current drive out of the village when they want a treat. The Horns will fill this gap in the market. The Horns Inn has a small car to the rear of 5 spaces. There is further parking available for over 30 cars just 1 minutes' walk away at the village Grosvenor centre which is free and open all day with no evening restrictions. This will attract those further afield, looking to travel to enjoy a meal with friends or family. All we're looking for is the right operator....

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

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

- Locals and people from other surrounding villages looking for a fantastic, premium, traditional pub serving excellent upmarket pub food.

OFFER

When refurbished, The Horns Inn will offer:

- Premium lagers, craft beers and a great range of cask ales alongside premium wines and spirits and a small range of cocktails.
- Wine is expected to feature highly to match the quality food offer.
- Upmarket destination pub food.
- Coffees
- Occasional entertainment

INTERNAL MOODBOARD



EXTERNAL MOODBOARD



Existing tarmac

RENDERED FLOORPLAN



FLOOR PLANS & FINISHES

1

INTERIOR

- Removal of all unrequired fixtures and finishes. Loose furniture removed from site for refurbishment.
- Reduction in trading area due to extension of trade kitchen, form new partition walls as shown on proposed plan, new MF ceiling within kitchen area.
- New painted t&g wall cladding / joinery to the above new walls to match existing. New double FD30s kitchen door to match existing styles.
- Form new Form new chimney breast from timber frame / plaster board clad in brick slips, raised stone hearth, oak beam mantel. New opt-mist electric stove
- Existing fireplaces retained, checked for compliance.
- All as proposed plan. Existing tiled and timber floors to front bar area retained and refurbished. New timber effect Karndean and carpet to dining area outside kitchen. New stone effect Karndean to central access corridor. New Herringbone timber effect Karndean to rear dining area. New tile to rear dining area servery. New door matting.
- Retain and refurbish existing bar servery to front bar and rear dining area, enhance back bars with cosmetic upgrade.
- New areas of fixed seating to kitchen wall. Adapt and refurbish existing retained fixed seating.
- Overhaul existing doors, replace any defective ironmongery (to match existing).
- Preparation and full internal redecoration to trade public areas, WCs and bar counters.
- Supply and apply new wallpaper to dining areas not exceeding 20m²
- Alter and adapt existing electrical installation in accordance with proposed layout. New decorative light fittings to existing lighting points / new lighting points to altered areas, kitchen walls and fireplace.
- Alter and adapt existing CCTV installation in accordance with proposed layout.
- Alter and adapt existing Music and TV installation in accordance with proposed layout. These works are a lessee cost item that landlord will procure.
- New internal signage.
- New and refurbished existing loose internal furniture in accordance with proposed plan and agreed F&F budget. New bric-a-brac throughout. New curtains / blinds to trade area windows. These works are a lessee cost item that landlord will procure.
- New operational F&F items including bottle coolers to bar ice and glass wash machines are all existing and are to be retained and re-used.
- New operational F&F such as tills and coffee machine are to be supplied by Lessee direct.



FLOOR PLANS & FINISHES

2

TOILETS

- Toilet areas, sparkle works to accessible WC new vinyl floor and decorations, sparkle works to ladies and gent's including new vanity tops, minor repairs and decorations.
- New WC F&F such as hand dryers, soap dispensers, toilet roll holders are to be supplied by Lessee direct.

3

KITCHEN & CELLAR

- Extend trade kitchen in accordance with proposed plan, new walls to be finished with saniclad internally to kitchen side. New plasterboard and skim ceiling to extended kitchen area.
- New safety flooring throughout kitchen areas (existing and extended area).
- Alter and adapt existing services and drainage to existing kitchen area, new services and lighting to extended kitchen area.
- Full redecorations to trade kitchen in washable paint finish (white gloss).
- Refurbish existing and supply new kitchen equipment in accordance with proposed kitchen layout. Overhaul / upgrade existing extraction system, stainless steel cladding.



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- External pre-decoration joinery repairs.
- External redecoration of main pub building and associated joinery. No boundary walls or fences.
- New signs and lighting in accordance with agreed scheme. Overhaul and repair existing rear external wiring and lighting to rear entrance & car park.
- Existing tarmac to rear carpark jet washed and re-lined with spaces as indicated on proposed plan (no increase in car park provision).
- Existing decking area to be jet washed, existing stone paving rear entrance to be jet washed.
- Existing trough planters to be overhauled with new decorations, topsoil and weed membrane and planting.
- Clean smoking shelter roof. Add trellis to underside and redecorate.
- New external loose furniture to rear seating areas (decking and tarmac), in accordance with proposed plan and agreed F&F budget.
- New external light fittings to rear seating areas.



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**

HIGH STREET
AUDMORE ROAD