



The Malt Shovel, 1 Union Street, Beeston, Nottingham, NG9 2LU

About the Opportunity



Why Invest?

Exciting Opportunity: The Malt Shovel, Beeston Pub Refurbishment!

Located in the bustling town of Beeston, just three miles from Nottingham, this pub sits at the heart of a retail and leisure hub that attracts around 70,000 visitors each week. With a full refurbishment planned for both the interior and exterior, the pub will transform into a premium local destination offering a warm, welcoming environment and high-quality food and drinks. Its design will cater to a diverse audience, balancing a strong dining offer with the charm of a community pub.

Elevate Your Investment: Witness the Transformation

What sets this pub apart is its ability to appeal to a wide range of customers, from locals and families to colleagues meeting after work and shoppers from the arcade. A varied drinks menu, traditional pub dishes, and a calendar of entertainment, including live music, quizzes, and sports screenings, will ensure the pub remains a lively focal point in Beeston. A licensee with strong interpersonal skills and a focus on delivering excellent food and service will thrive in this standout community pub.

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Target Customers

Local Residents:

- Beeston locals looking for a comfortable, welcoming pub to enjoy drinks, traditional food, and regular social activities. They'll value the pub's premium environment and lively atmosphere.

After-work Socialisers:

- Local workers and colleagues seeking a casual spot to unwind after a day at work. The pub's convenient location and diverse drinks offering make it ideal for informal meetups.

Weekend Nightlife Seekers:

- Groups of friends, families, and couples looking for a flexible space to dine, relax, or socialise. The pub's well-zoned design and traditional menu cater to a variety of needs and occasions.

Sports Enthusiasts:

- Community members drawn to live music, quizzes, bingo, and sports screenings. The pub's entertainment programme will create a dynamic and engaging social hub.

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The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- A straightforward pub menu with a selection of crowd pleasers to cater to every taste, with the opportunity to be further developed by the new licensee.

Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

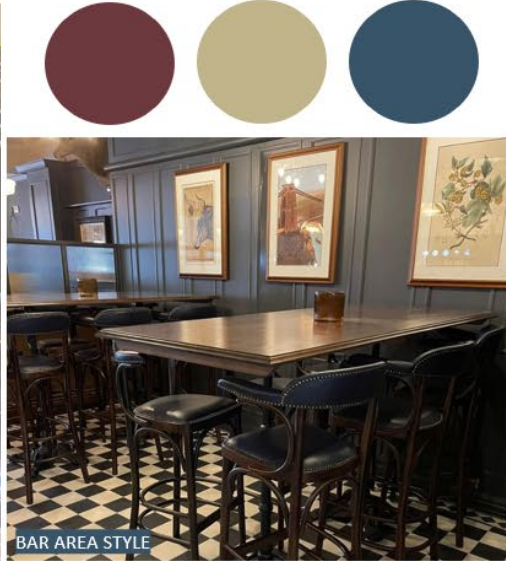
Events:

- The pub will offer live sports, pool, darts, dominoes, and host events catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



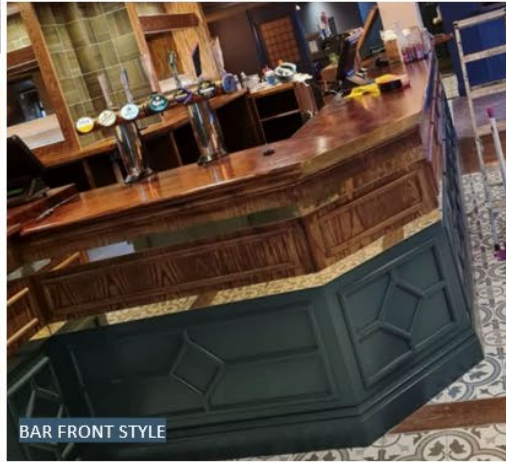
BAR AREA STYLE



BAR AREA STYLE



FIXED SEATING STYLE



BAR FRONT STYLE



LOUNGE/DINING AREA STYLE



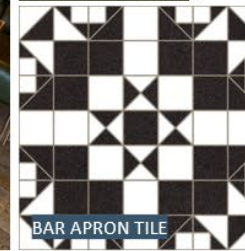
LIGHTING



LOUNGE/DINING AREA STYLE



COFFEE SCREEN STYLE

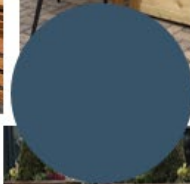


BAR APRON TILE



DECORATIVE VINYL

External Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Upgrade decorative light fittings.
- Strip and re-polish existing timber flooring, with additions where specified.
- Install new entrance matting.
- Add a new tiled bar apron.
- Lay new LVT flooring as indicated.
- Retain floor finishes and deep clean upon completion.
- Redecorate previously painted surfaces.
- Retain all existing lighting positions; add new fittings as specified.
- Reupholster fixed seating.
- Install new internal signwriting.
- Clean and repair the existing fireplace flue; re-tile the fireplace back and heart as needed.
- Install new drinks shelves as specified.
- Attach a new fixed poseur table to the existing column.
- Add a new decorative full-height screen to the coffee station.
- Reinstate and recommission the existing fireplaces.
- Investigate a new coffee machine position, including all necessary services.



Floor Plans & Finishes

2 Bar Servery Area:

- Retain and deep clean floor finishes upon completion.
- Refresh the joinery items' stain and polish.
- Retain backfitting and install new mirrors.
- Retain all existing lighting and clean thoroughly.
- Prepare for a new glass wash position with necessary services.
- Strip, sand, stain, and polish the countertop; paint the front as required.

3 Kitchen:

- Retain a compliant canopy.
- Redecorate the kitchen area.
- Install new lighting with additional power points for catering equipment.
- Perform electrical repairs to align with equipment renewals.
- Service and commission existing and new catering equipment.



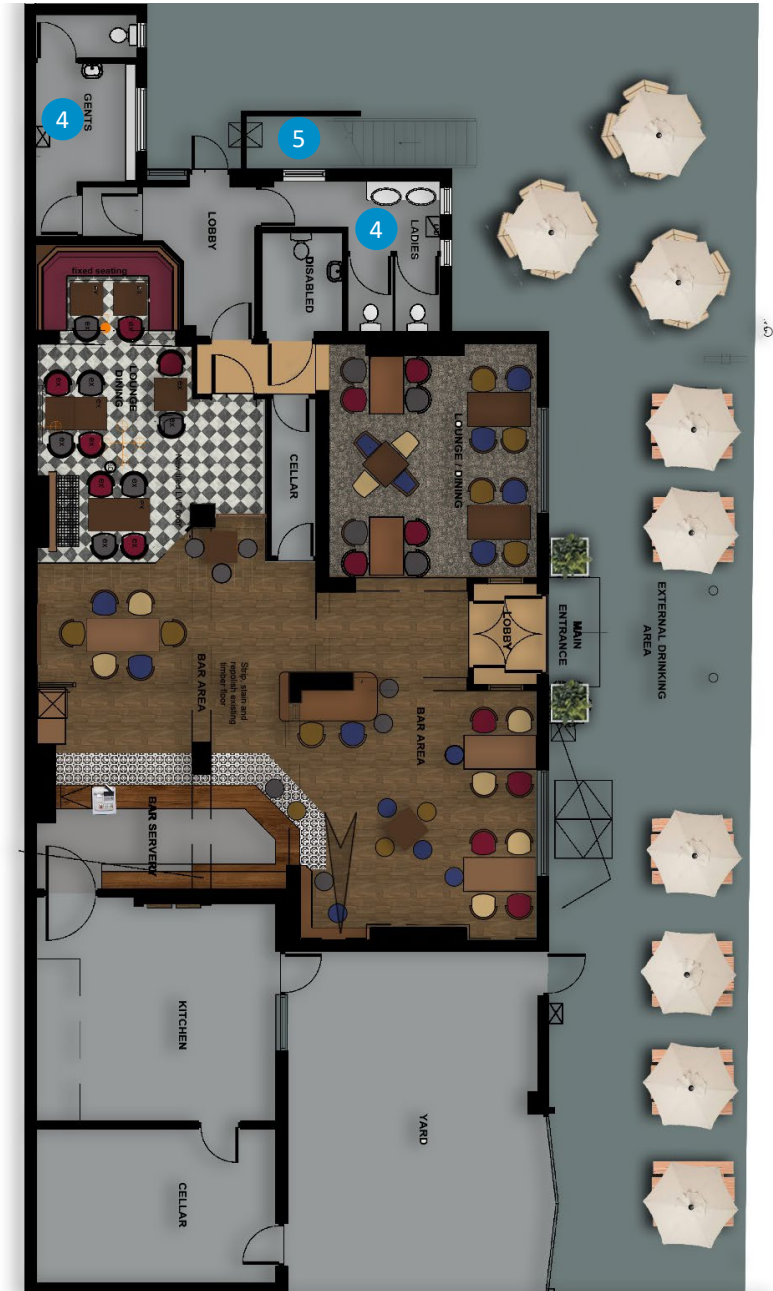
Floor Plans & Finishes

4 Ladies & Gents Toilets:

- Retain and deep clean all floor finishes upon completion.
- Redecorate previously painted surfaces.
- Allow for minor repairs where necessary.
- Retain all existing lighting and clean thoroughly.

5 Private Accommodation:

- Relocate kitchen to the living room to form a kitchen diner.
- Strip out the kitchen and convert it to a living room.
- Add a handrail to the flat roof's front edge.
- Undertake full redecoration.
- Install a new bathroom.



External Refurbishment



Signage and external works:

- Complete external redecoration of the pub building.
- Update signs and lights, subject to planning approval.
- Refurbish and re-lamp existing lanterns.



STAR
— PUBS —

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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 www.starpubs.co.uk

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