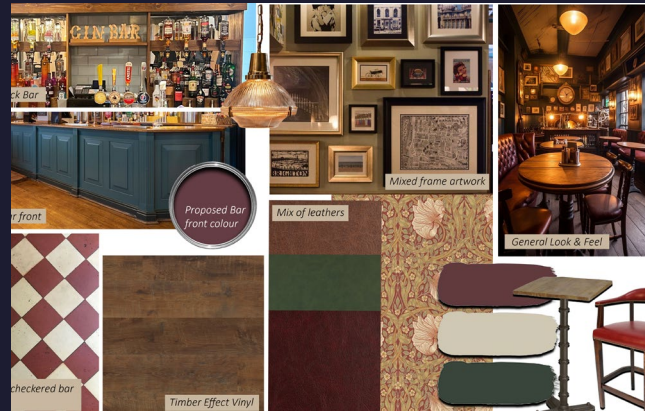




About the Opportunity



Why Invest?

Exciting Opportunity: The Empire, Liverpool Pub Refurbishment!

The Empire sits at the crossroads of the city's buzzing retail, nightlife, and entertainment districts. Just steps from Liverpool Central Station and a short walk from Lime Street and the Albert Dock, the pub benefits from heavy footfall all day and night, seven days a week. Surrounded by over 200 licensed venues, The Empire will stand out with its newly refurbished interior, vibrant atmosphere, and reputation for non-stop entertainment.

Elevate Your Investment: Witness the Transformation

The refurbishment will re-energise the venue, bringing fresh appeal while maintaining its core strengths - great drinks, live sports, and entertainment. The bar will feature a strong range of draught and premium beers, appealing to both regulars and new customers. With Sky, BT Sport, live music, and karaoke, The Empire will continue to be a place that's impossible to walk past without being drawn in. Its success will be driven by a passionate licensee who understands the power of a high-energy, engaging atmosphere.

About the Opportunity



Target Customers

Local Residents:

- Community-focused customers looking for a welcoming pub with a strong social atmosphere, great drinks, and a familiar, friendly setting.

After-work Socialisers:

- Professionals and workers from the area seeking a relaxed space to unwind with quality drinks, great company, and occasional entertainment.

Weekend Nightlife Seekers:

- Customers looking for a laid-back atmosphere with a solid drinks range, social zones, and a well-maintained beer garden, perfect for weekends and informal gatherings.

Sports Enthusiasts:

- Guests who enjoy live sports, pub games, and weekly entertainment, creating a lively meeting place for friends, colleagues, and locals alike.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of core and premium 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.

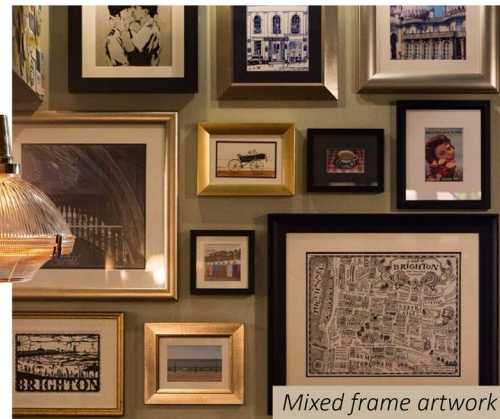
Coffee:

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

Events:

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

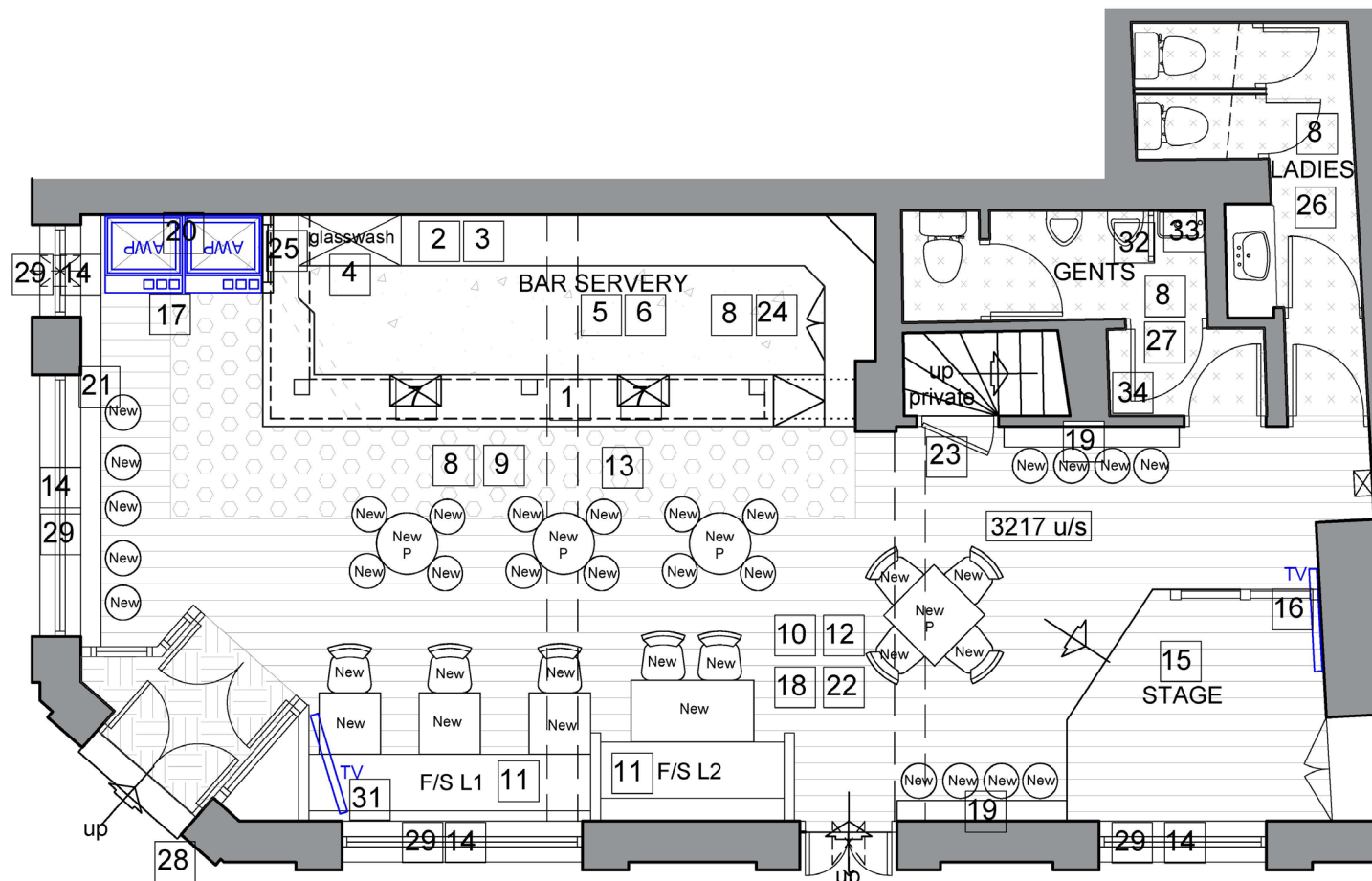
Internal Mood Board



Internal Mood Board



Rendered Floor Plan

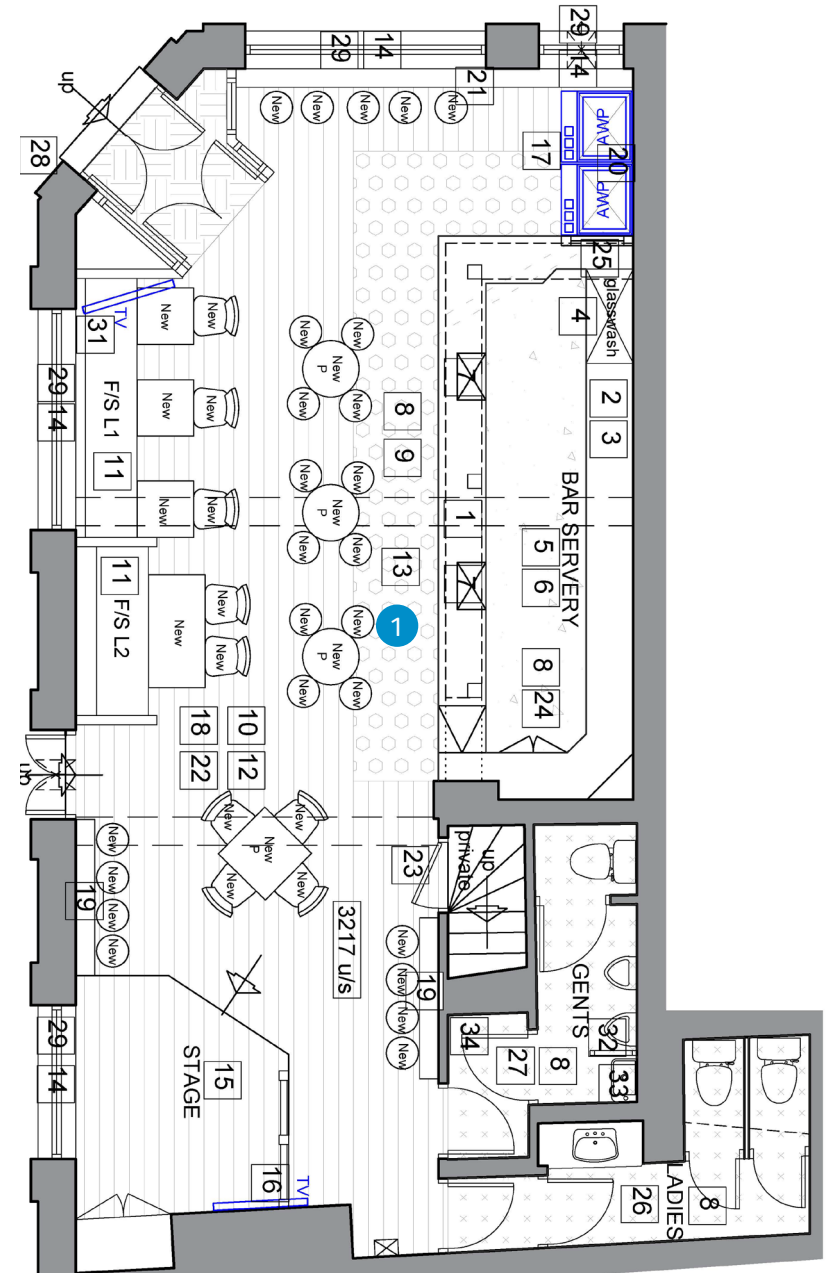


Floor Plans & Finishes

1

General Trade Areas:

- Full internal redecoration
- New feature wall finishes throughout.
- Retain 70% of existing bric-a-brac, with additional new artwork.
- New decorative lighting throughout.
- Additional plug sockets and electrical points as needed.
- Specialist sign writer to apply text and mural designs internally.
- Retain existing front bar and countertop, strip back, repaint, and add LED strip lighting.
- Refurbish the lower back-bar.
- Install a completely new upper back fitting.
- New wash-up area with sink and glass wash.
- Replace bar equipment
- New altro flooring in the back-bar area.
- Investigate and address failing floor issues in the back-bar.
- Retain and refurbish existing metal over-bar.
- New ash drinks shelf with stained finish.
- Install a new timber screen with fluted toughened glass for the glass wash area.



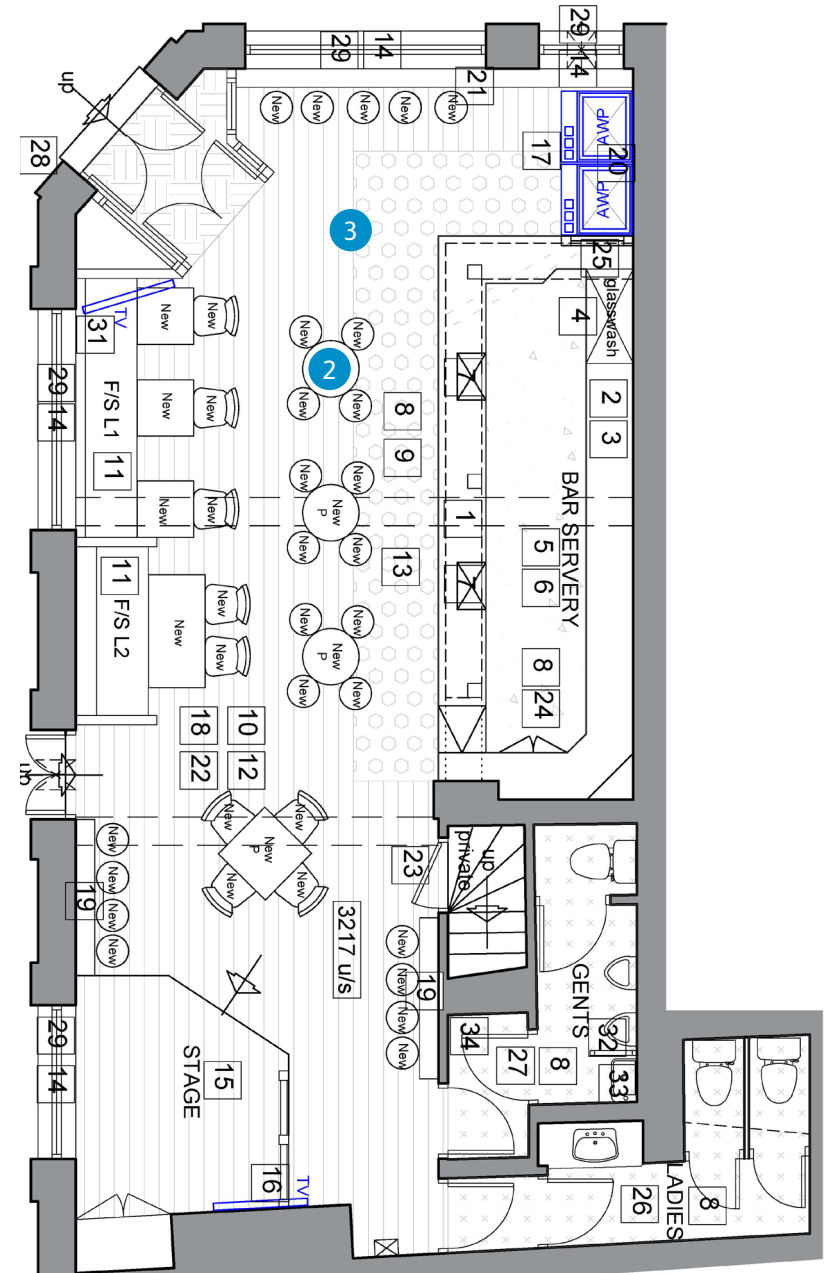
Floor Plans & Finishes

2 Furniture & Fixtures:

- New loose furniture throughout.
- Retain and recover existing fixed seating where necessary.
- New window treatments, including curtains and roman blinds.
- New artworks, chalkboards, and poster cases.
- New timber drinks shelves as per layout.
- New large-screen TVs.
- Two new AWP machines.

3 Flooring:

- New flooring throughout
- Karndean plank effect flooring.
- Tiled bar apron.
- Decorative non-slip tile flooring in toilets.
- New entrance/grease matting
- New non-slip vinyl flooring in bar servery.
- Brass trims between floor finishes and all necessary subfloor works.



Floor Plans & Finishes

Ladies & Gents Toilets:

4

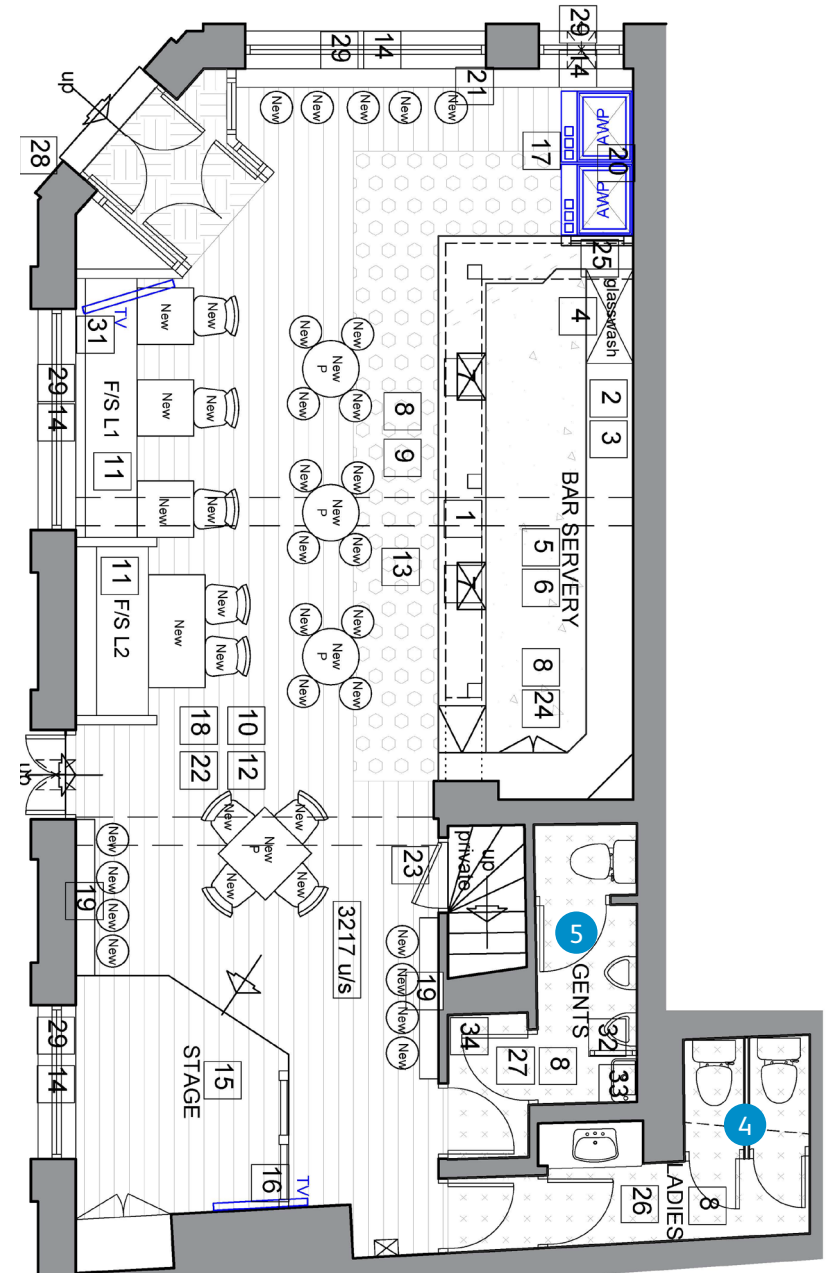
Ladies:

- Full decoration throughout.
- New sanitary ware and vanity unit with Corian top.
- New cubicle doors.
- New wall tiling and feature tile flooring.
- New decorative lighting.
- New hand dryers.
- New ironmongery and accessories (mirrors, etc.).

5

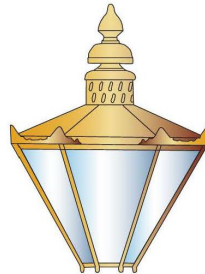
Gents:

- Full decoration throughout.
- New sanitary ware, including pedestal sink and urinal troughs.
- New cubicle doors.
- New wall tiling and feature tile flooring.
- New lighting.
- New hand dryers.
- New ironmongery and accessories (mirrors, etc.).



External Refurbishment

THE EMPIRE



MESSAGE TO
BE AGREED

MESSAGE TO
BE AGREED

MESSAGE TO
BE AGREED

MESSAGE TO
BE AGREED



THE
EMPIRE

Signage and external works:

- Full external redecoration, including new signage and lighting.
- Necessary window repairs and replacements at ground floor level.
- Replacement of fire door to side elevation.



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.

📞 08085 94 95 96

🖱️ www.starpubs.co.uk

● The Empire, 70 Hanover Street, Liverpool, L1 4AG ●