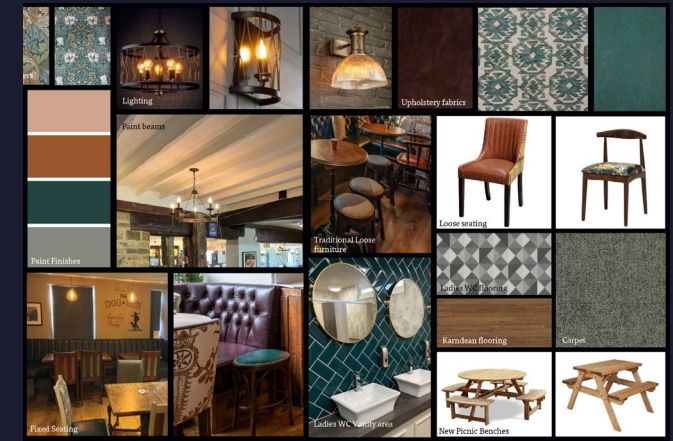
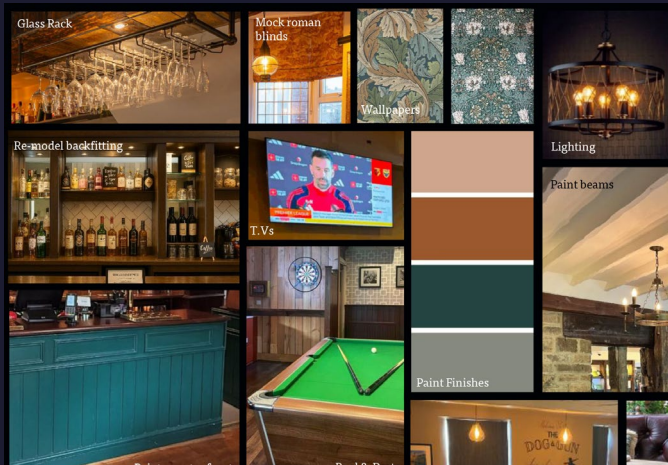




About the Opportunity



Why Invest?

Exciting Opportunity: Blue Bell, Washington Pub Refurbishment!

A full refurbishment will revitalise The Blue Bell in Washington, Tyne and Wear, restoring it as a proper community pub. Inside, all trade areas and customer toilets will be completely redecorated, with the kitchen redeveloped to support a simple but effective pub menu. New furniture, finishes and layout improvements will create a warm and functional space for both drinkers and diners, with 86 internal covers in total.

Elevate Your Investment: Witness the Transformation

Externally, the scheme includes new signage, a full repaint, window repairs and beer garden improvements to lift kerb appeal and increase outdoor capacity. Located on a main road through a residential suburb, The Blue Bell enjoys a catchment of over 12,000 within a 20-minute walk, with very limited direct competition. The aim is to bring locals back more regularly by offering great service, familiar food and a reliable rhythm of the week

About the Opportunity



Target Customers

Local Drinkers:

- A friendly pub with a familiar feel, perfect for regulars who want a well-run local to enjoy a pint, catch up with friends or watch the match.

Couples & Families:

- The smart but relaxed environment and simple food menu will appeal to couples and families looking for casual meals out close to home.

Sports Fans:

- Live fixtures and teams supported by a strong rhythm of the week will make The Blue Bell a hub for sport-loving locals.

Community Socialisers:

- Quizzes, entertainment and local events will help the pub re-establish itself as a lively centre of community life.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines 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 food offer focusing on pub favourites and Sunday lunch, designed to suit a wide range of local tastes.

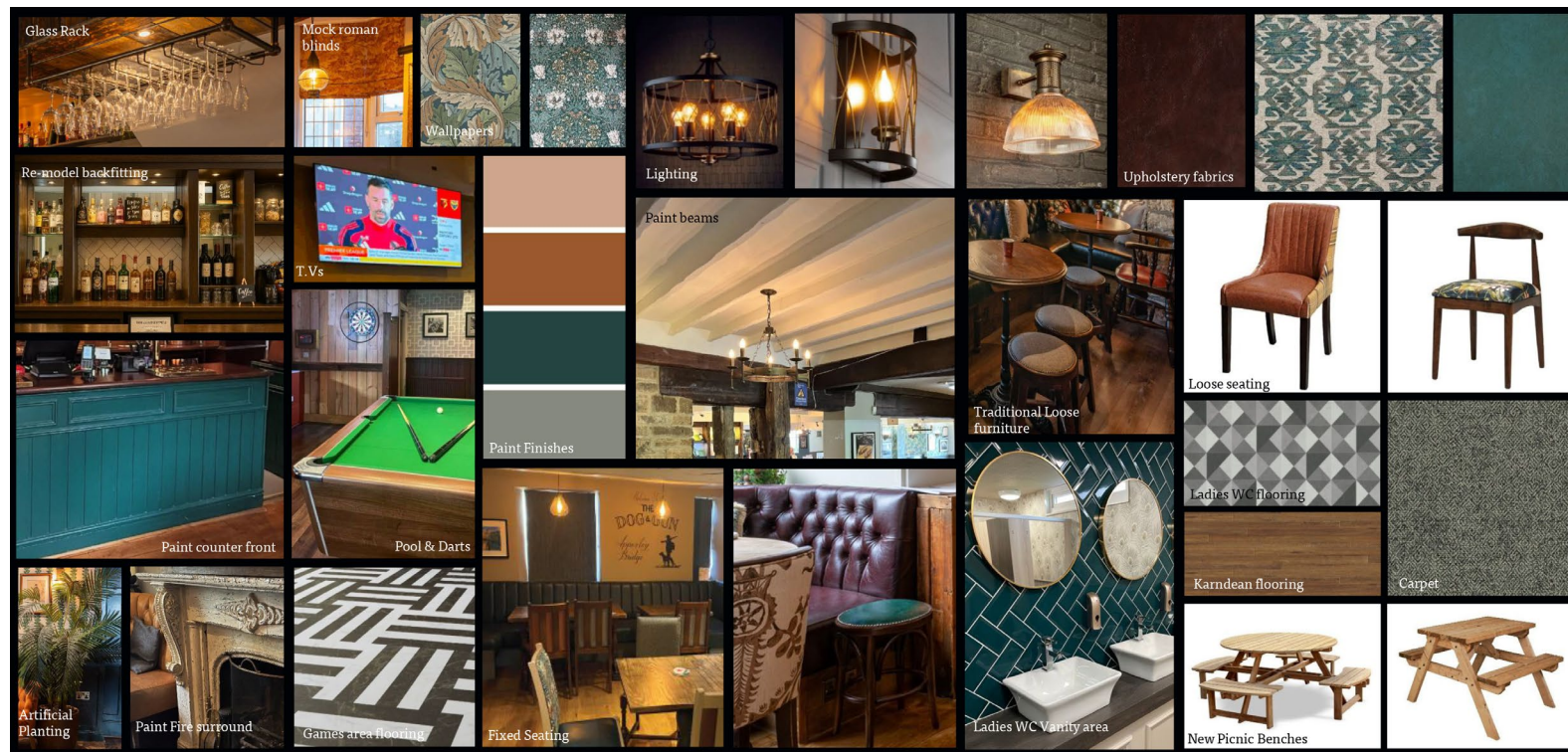
Coffee:

- A pod machine will provide a simple coffee offer to suit daytime trade and non-drinkers.

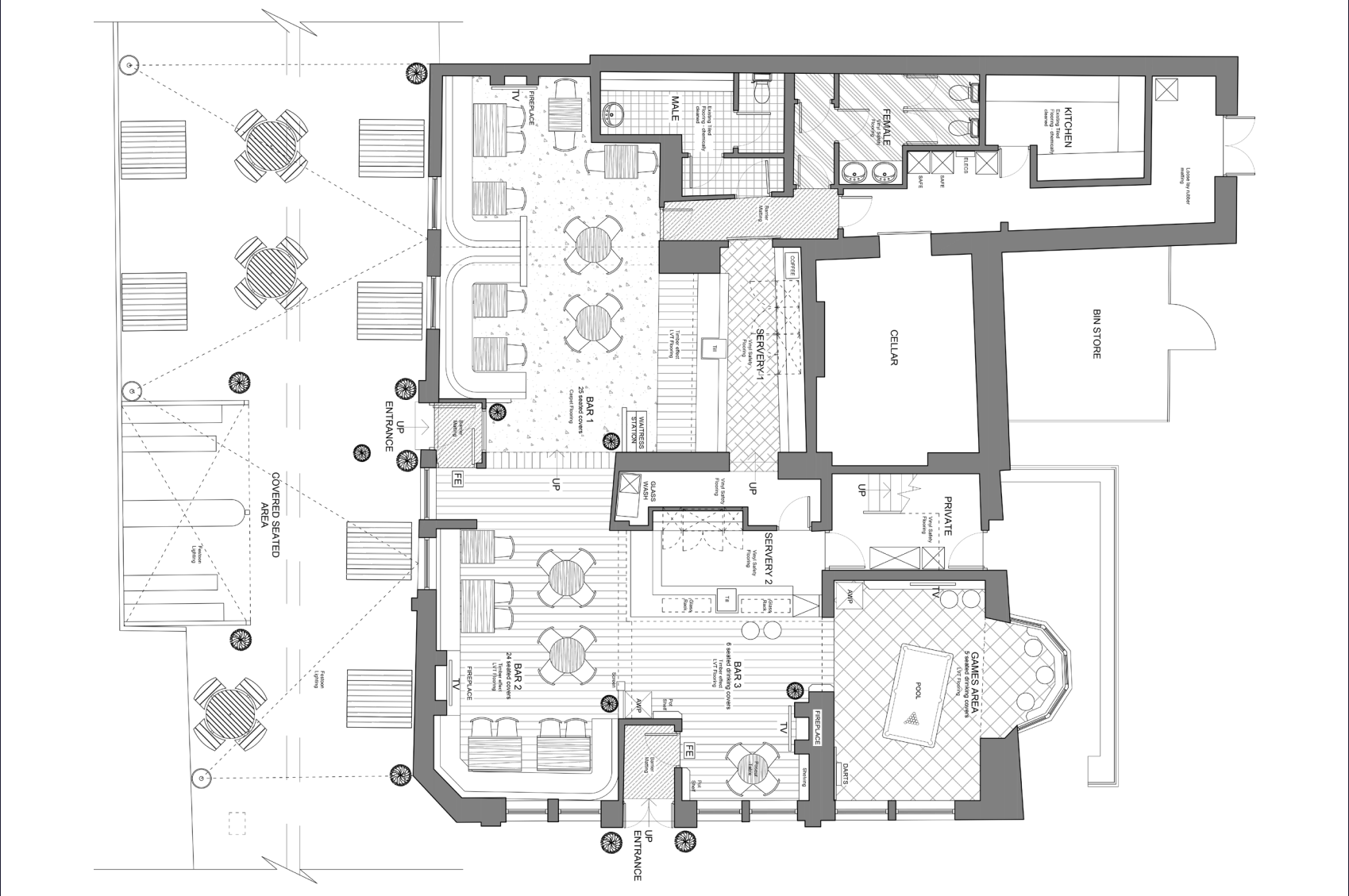
Events:

- A rhythm of the week including live sport, teams, quizzes and entertainment to keep the pub busy and engaging throughout the week.

Internal Mood Board



Rendered Floor Plan



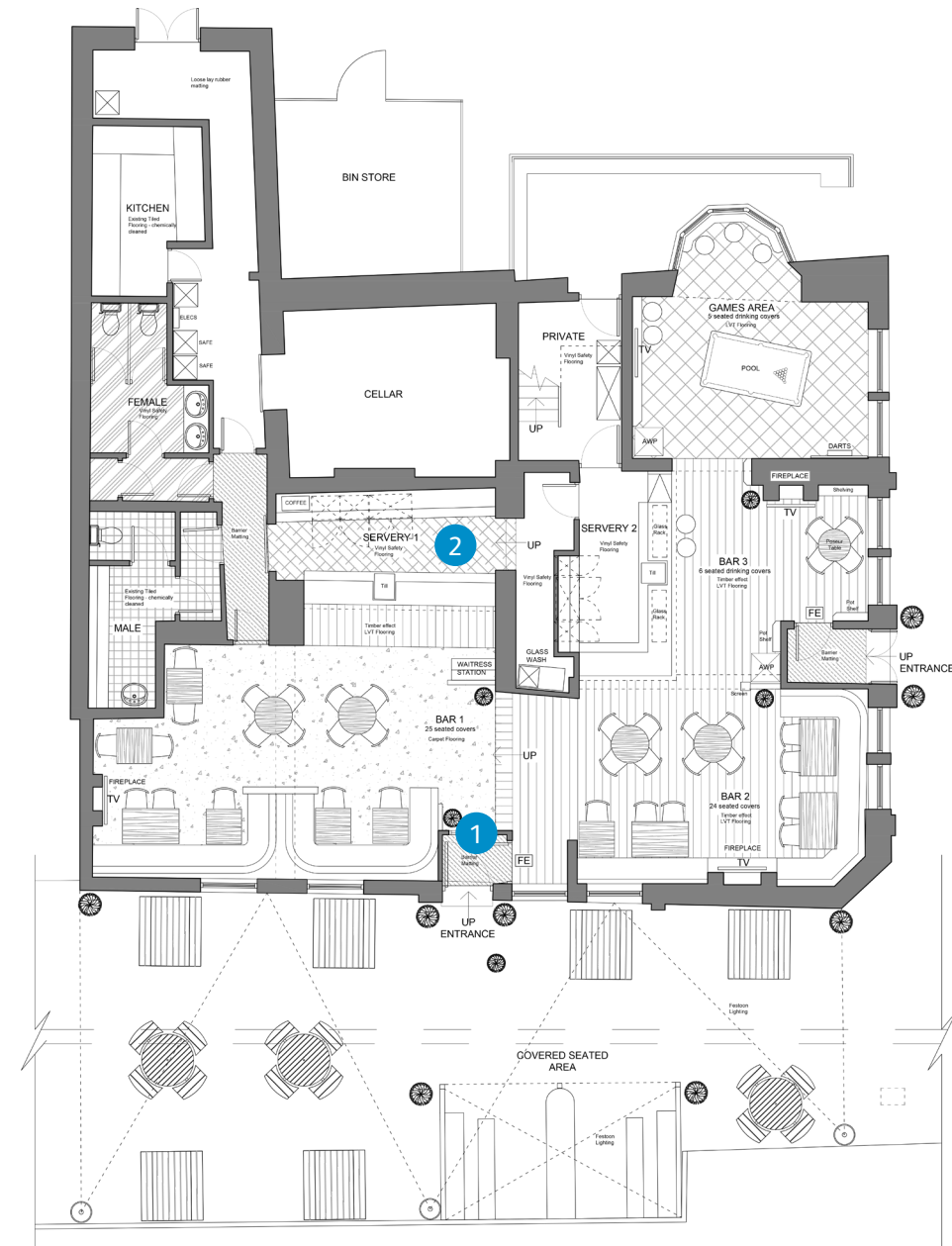
Floor Plans & Finishes

1 Bar Area 1 & Lobby:

- Full redecoration including wallpapers.
- Replace carpets and LVT flooring as per plan.
- Re-upholster fixed seating, mix of deep buttoned and fluted backs with plain seats.
- Fireplace retained.
- New decorative lighting to existing positions.
- Replace door hardware to selected doors where defective New waitress station installed.
- One TV and AV installed as per plan.
- New entrance matting.

2 Servery 1:

- Remodel uppercase, retain lowercase
- Re-polish backfittings and counter tops
- Minor joinery repairs to counter front and re-stain
- Minor repairs to shelving at bar counter
- Coffee station retained
- Re-polish brass handrail and foot rail
- Retain overbar canopy



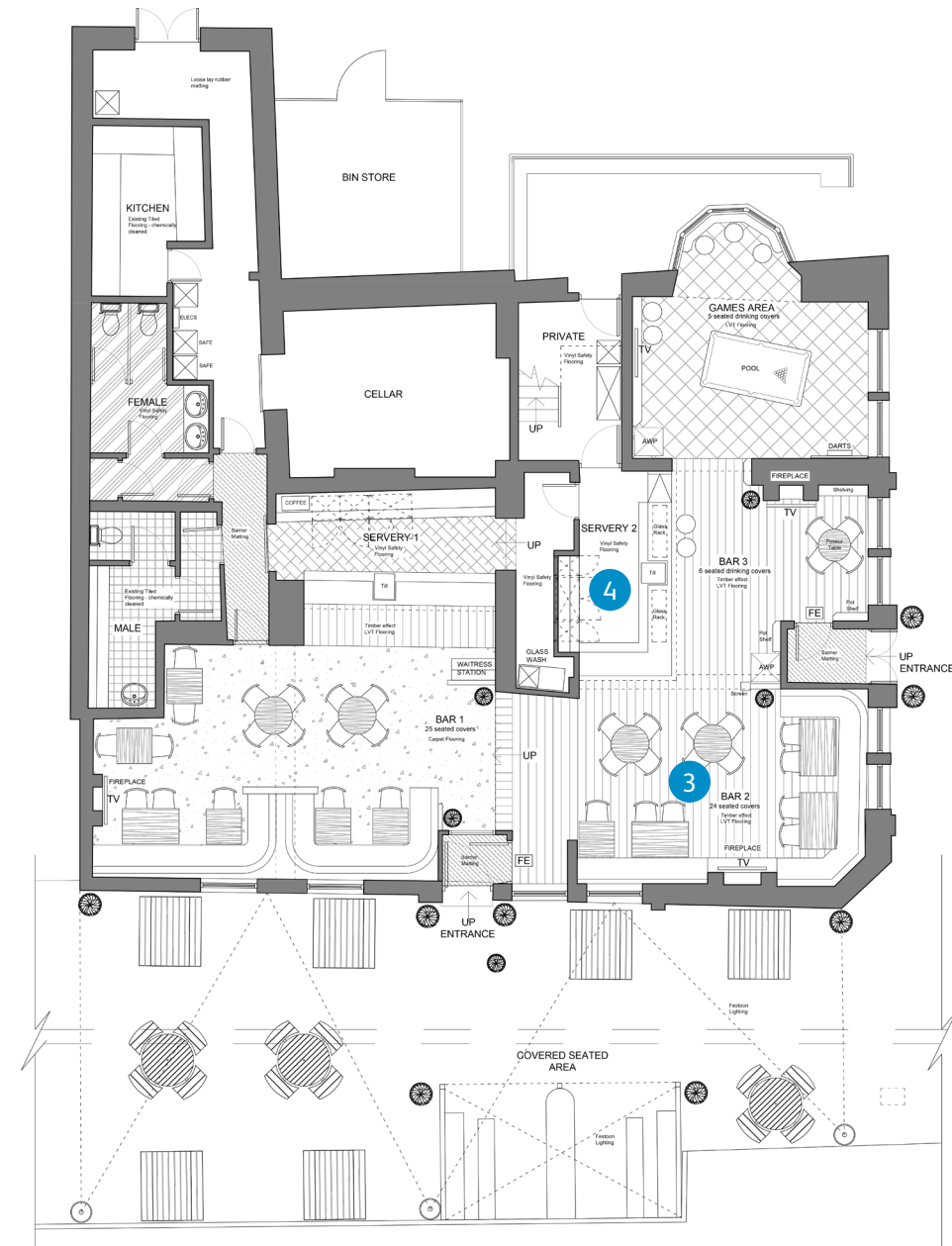
Floor Plans & Finishes

3 Trade Area 2:

- Full redecoration including wallpapers.
- Replace LVT flooring and stair nosings as per plan.
- Re-upholster fixed seating, mix of deep buttoned and fluted backs with plain seats.
- Fireplace retained.
- New decorative lighting to existing positions.
- Replace door hardware to selected doors where defective.

4 Bar Area 2:

- Remodel uppercase, retain lowercase
- Repair lower shelves.
- Re-polish backfittings and counter tops.
- Minor joinery repairs to counter front and re-stain.
- Alter one till cowl.
- Minor repairs to shelving at bar counter.
- Re-polish brass handrail and foot rail.
- Remove overbar canopy.
- Install two new overbar glass racks.



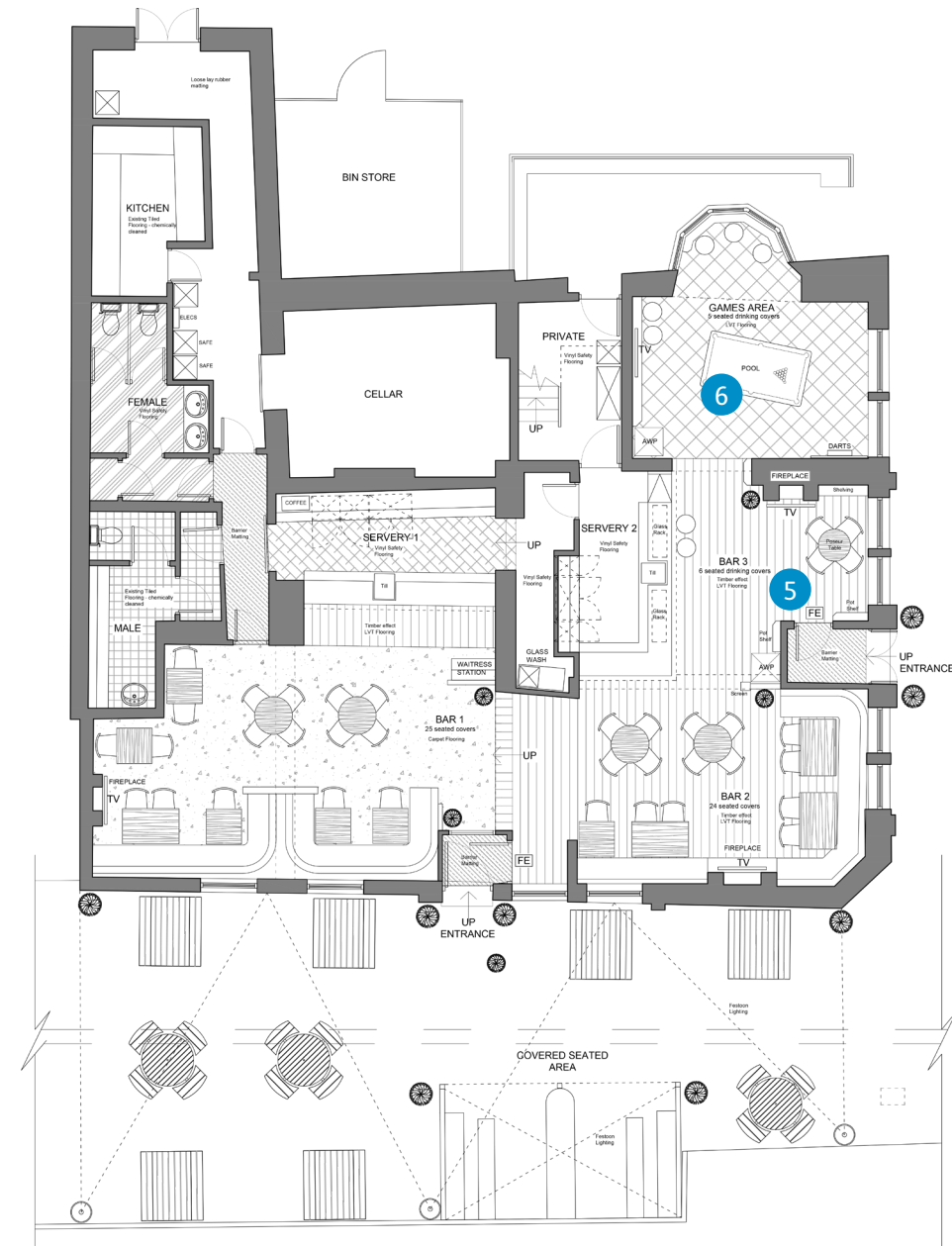
Floor Plans & Finishes

5 Trade Area 3 & Lobby:

- Full redecoration.
- Replace LVT flooring.
- New decorative lighting to existing positions.
- Replace door hardware to selected doors where defective.
- One TV installed in new position with AV as per plan.
- One new AWP installed.
- New pot shelves installed.
- One screen and shelving installed to alcove.
- New entrance matting.

6 Bar Area 2:

- Full redecoration.
- Replace LVT flooring as per plan.
- New decorative lighting to existing positions.
- Replace door hardware to selected doors where defective.
- One pool table & darts boards with new panelling installed.
- One TV installed in new position with AV as per plan.
- One new AWP installed.

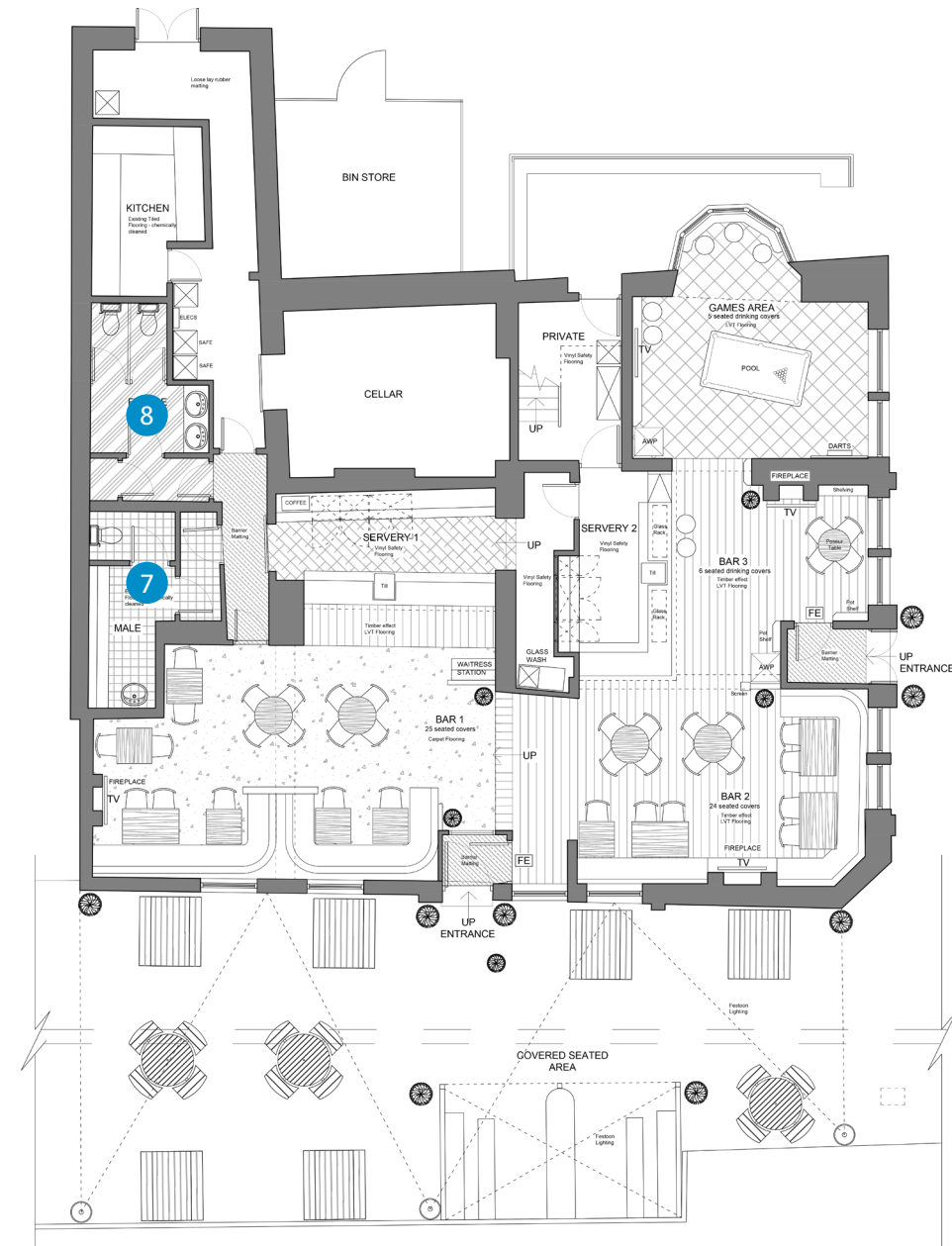


Floor Plans & Finishes

Customer Toilets:

- 7 Gents:**
- New decorations.
 - Minor joinery repairs.
 - Sanitaryware retained and repaired as required.
 - Replace soil pipes.
 - Lighting retained and repaired as required.
 - Acid clean floor tiles.
 - Re-grout retained urinal slab.
 - Replace selected door hardware.

- 8 Ladies:**
- New decorations.
 - Minor joinery repairs.
 - Sanitaryware retained and repaired as required.
 - Lighting retained and repaired as required.
 - Acid clean floor tiles.



External Refurbishment



Signage and external works:

- Pre-decoration joinery repairs.
- Full external redecoration.
- New signage and lighting in line with Omega signage scheme.
- New timber planters installed as per plan.
- Roofing repairs as required.
- Clear out retaining bin store, de-weed and top up gravel.
- Repairs to covered seated area roof and timbers
- Remove pictures and non fire-rated artificial grass.
- New panelling above pot shelf to back wall
- Full redecoration to covered seating area.
- New festoon lighting installed.
- De-weed and jet wash hardstanding.
- New festoon lighting with three scaffold poles in half barrels.
- Remove loose external furniture.
- New picnic benches installed.
- Car park cleared of artificial grass, fixtures and fittings.
- De-weed and clear out car park.



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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.

☎ 08085 94 95 96

🖱 www.starpubs.co.uk

● The Blue Bell, Peareth Hall Road, Washington, NE37 2BZ ●