



## Gibsons, York

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Visuals are for illustrative purposes only. Schemes may vary post completion.

## Gibsons 129 Micklegate, York, YO1 6LB

### Why invest?

- **Stand out venue** – This imposing, three-storey Georgian building is a real eyecatcher. It's known as a hub for great beer and music, particularly amongst students and young professionals. The pub also benefits from a large secret beer garden, making it a perfect place to visit in the warmer months.
- **Fantastic footfall** – With 23,387 adults living within a 20-minute walk of the pub, and 6.9 million tourists visiting York each year, there are plenty of potential customers nearby. The pub's proximity to York University, as well as local offices and retailers, will offer the operator a real opportunity to attract customers.

### Target customers

- Target customers will still be all age groups and mixed demographics, but it will appeal more to female customers and families than it has done historically; particularly with the great outside space being maximised for the daytime and early evening trade. A broad mix of clubs, societies and community groups are expected to use the pub, given the nearby University and housing.

### Offer

- Post refurbishment, Gibsons will be the place to be. The enhanced garden and retained historic elements in the main pub will ensure a warm atmosphere and eclectic mix of environments for the mixed custom expected and will broaden the social occasions an operator can tap into.
- A superb range of well-kept premium lagers, beers and ciders; with an equally on-trend gin, rum and tequila range coupled with artisan cocktails.
- Crowd-pleasing, snacking, sharing food such as ribs, wings and dirty fries will top the bill. Coffee, posh softs and cakes will be available to maximise daytime trade.



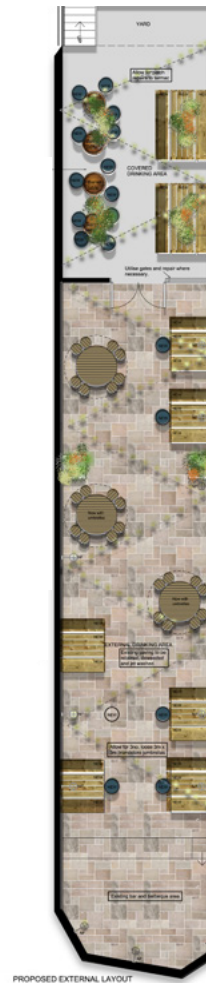
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**This is a fantastic opportunity to take on an attractive pub in a great location.**

Post refurbishment, Gibsons will be the place to be. With its enhanced garden and retained historic elements in the main pub and imposing three-storey exterior, it will offer a warm atmosphere and eclectic mix of environments for the varied customers expected and broaden the social occasions an operator can tap into. A superb premium drinks range, crowd-pleasing, shareable food and a high-end coffee and softs offer will attract customers all day long.

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## Schedule for Gibsons

### Bar servery

Works to the servery will include the following:

- Hanging metal glass racks.
- New backfitting.
- New coffee station.
- Stripping, staining and polishing of bar counter tops.
- New Altro flooring.

### Bar area

Works to the bar area will include the following:

- Handrail to be freshened up with spindles repainted.
- New loose poseur table.
- Face bar front with reclaimed-style timber.
- Existing timber floor to be retained, stripped and repolished.
- Existing tables and benches to be refinished.
- New vinyls to windows.
- New dummy column to bar top clad in reclaimed-style timber.

### Dining area

Works to the dining area will include the following:

- New vinyl to windows.
- New dining height fixed seating with USB sockets on plinth.
- Existing timber floor to be retained, stripped and repolished.
- New dining furniture, including table with tiled tops.

### Lounge area

Works to the lounge will include the following:

- New upholstered seating.
- New dining furniture.
- Existing timber floor to be retained, stripped and repolished.

### Kitchen

Works to the kitchen will include the following:

- New Altro flooring.
- Decorations throughout.

### Toilets

Works to the men's and women's toilets will include the following:

- Refurbish existing cubicles, retain and decorate vanity unit, mirror and walls, and add new lighting in ladies'.
- Refurbish existing cubicles, retain vanity unit but add new top, new taps and lighting in men's.
- Redecorate accessible toilet.

### Outside area

Works to the outside area will include the following:

- New furniture.
- New festoon lighting.
- New signwritten logos added to benches.
- New umbrellas.
- Hanging planting.
- New barrel top seating.

### Signage and lighting

- A full new signage and lighting scheme will complement the interior refurbishments.