



● O'Cannons, 435 Durham Road, Gateshead, NE9 5EX ●

About the Opportunity



Why Invest?

Exciting Opportunity: O'Cannons, Gateshead Pub Refurbishment!

A major refurbishment is underway at O'Cannon in Low Fell, transforming this prominent High Street venue into a premium Irish-themed pub with a difference. The full internal revamp will breathe new life into every trading space, including all toilets and the upstairs function room. Outside, the pub will benefit from fresh signage, upgraded windows, and a refreshed beer garden - creating a striking, welcoming presence in one of Gateshead's most desirable suburbs.

Elevate Your Investment: Witness the Transformation

Perfectly placed on the busy Low Fell pub circuit, O'Cannon will offer something different to the local scene: a quality-led, mid-range experience with personality. With 69 internal and 51 external covers, the pub is designed for relaxed socialising - combining warm service, great drinks, and low-tempo live entertainment in a distinctively Irish setting.

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Target Customers

Young Professionals:

- The pub's refreshed look and elevated service offer will attract Low Fell's growing number of younger affluent residents looking for a smart yet easy-going place to catch up with friends.

Established Locals:

- Mature residents will appreciate the more relaxed tempo and quality-led approach, offering a premium alternative to busier High Street pubs without losing its welcoming local feel.

Social Drinkers:

- With regular events, a friendly atmosphere and a function room upstairs, O'Cannon will be an ideal choice for groups meeting up after work or celebrating special occasions.

Pub Circuit Crawlers:

- Positioned on the popular Low Fell pub route, the pub will naturally benefit from incoming footfall, offering something unique with its Irish theme and standout interior.

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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.

Coffee:

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

Events:

- The pub will run quiz nights, themed events, and live music 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

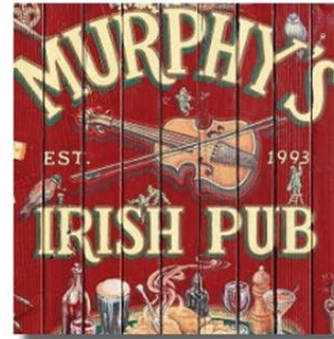


External Mood Board

NEW EXTERNAL PLANTING



FEATURE GHOST SIGN AGED MURAL



BRANDED UMBRELLAS



NEW BALUSTRADE



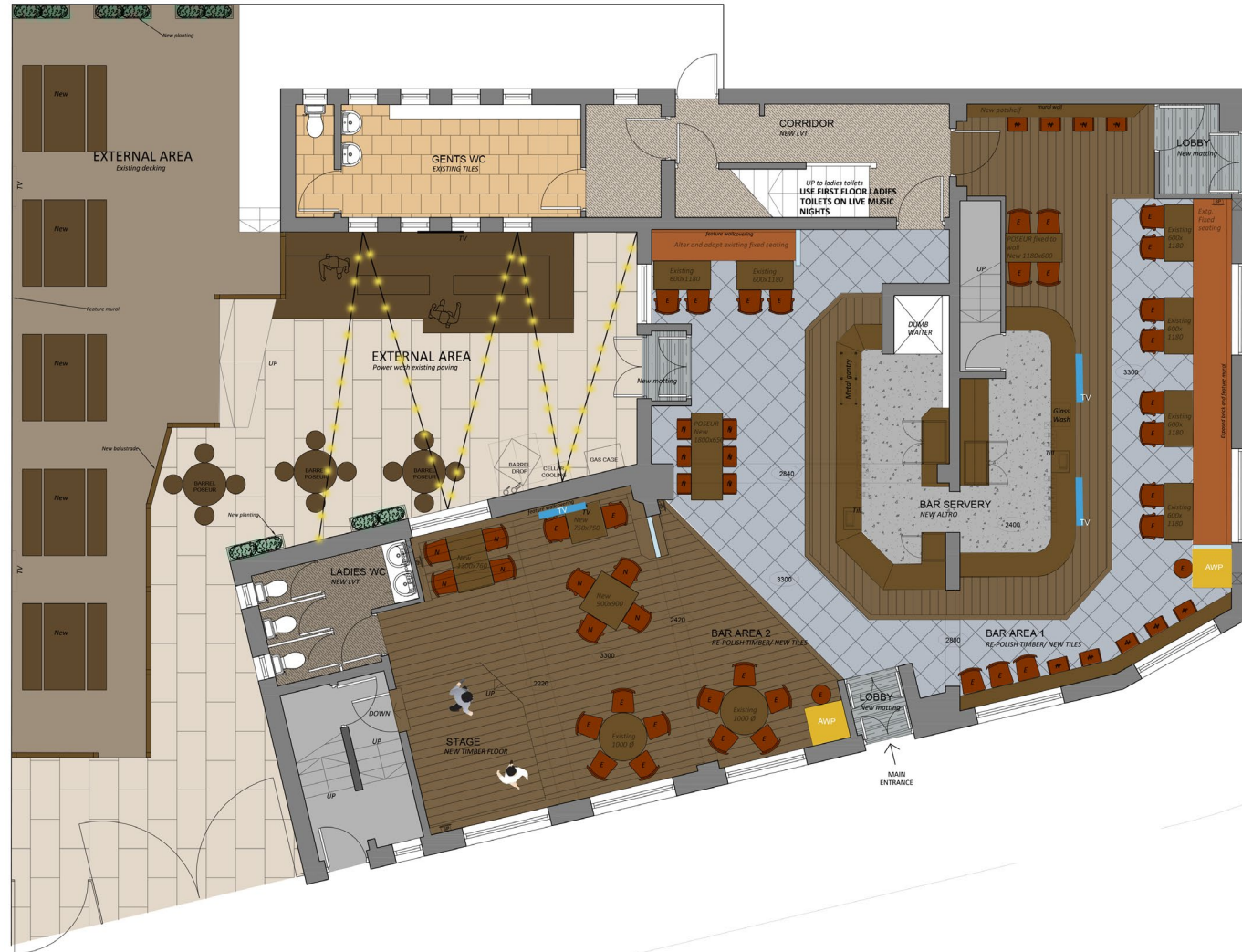
GENERAL FEEL, NEW RECLAIMED FURNITURE



NEW MURAL TO EXTERNAL WALLS

FESTOON LIGHTING



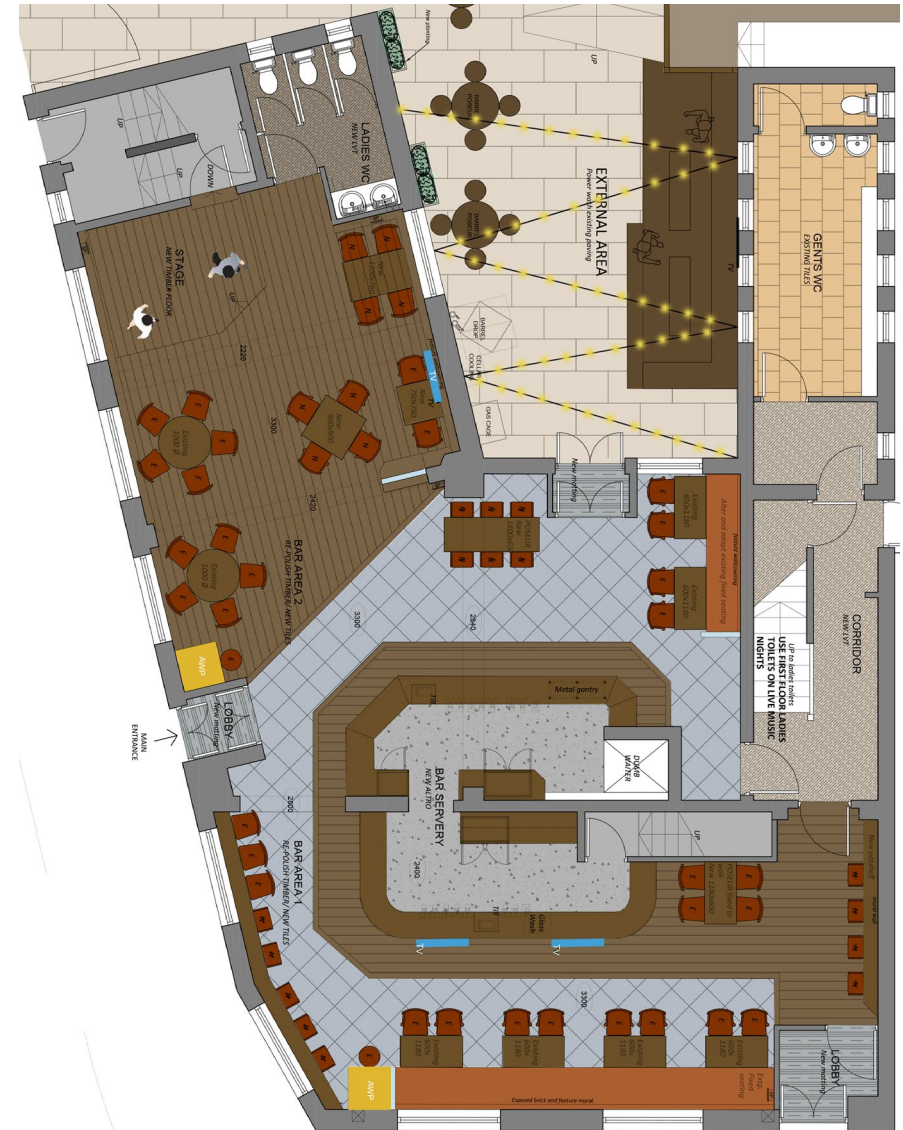


Floor Plans & Finishes

1

Bar Area 1:

- Remove plaster to front elevation wall only, from fixed seating up to window height (no panelling).
- Clean down brickwork and add sealer finish.
- Add picture rail at window height to all walls.
- Strip and repolish existing timber floor.
- Replace carpet with new authentic tiled flooring.
- Reupholster fixed seating.
- Full redecoration throughout.
- New light fittings.
- Overhaul lobby doors and add decals.
- Refurbish existing furniture and add new feature poseur tables and pot shelves.
- Retain one AWP.
- New feature Irish bric-a-brac.
- New blinds.

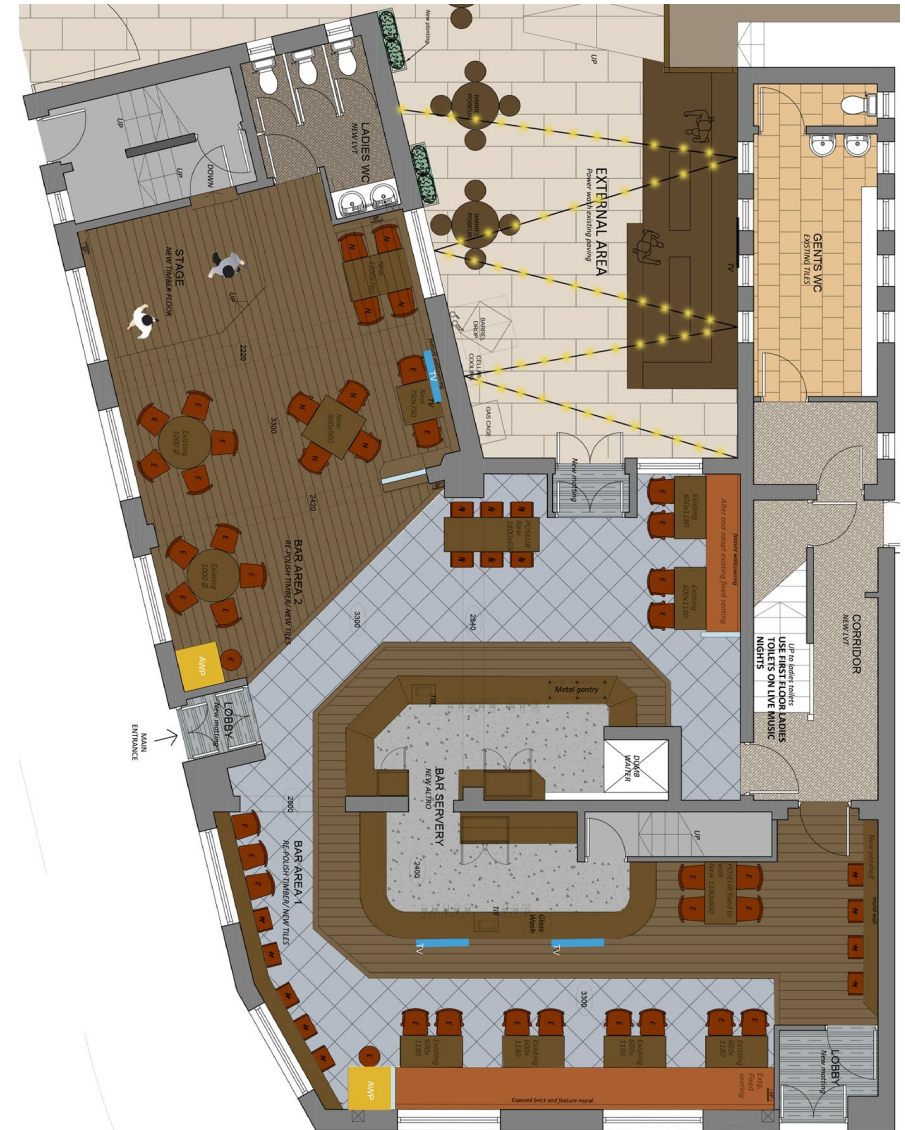


Floor Plans & Finishes

2

Bar Area 2:

- Strip and repolish existing timber floor.
- Replace carpet with new authentic tiled flooring.
- Form new stage.
- Remove DJ booth.
- Reupholster and alter existing fixed seating.
- Full redecoration throughout.
- New light fittings.
- Overhaul lobby doors and add decals.
- Refurbish existing furniture and add new feature poseur tables and pot shelves.
- Retain and relocate one AWP.
- New feature Irish bric-a-brac.
- New blinds.
- Remove existing pool table.



Floor Plans & Finishes

Customer Toilets:

3

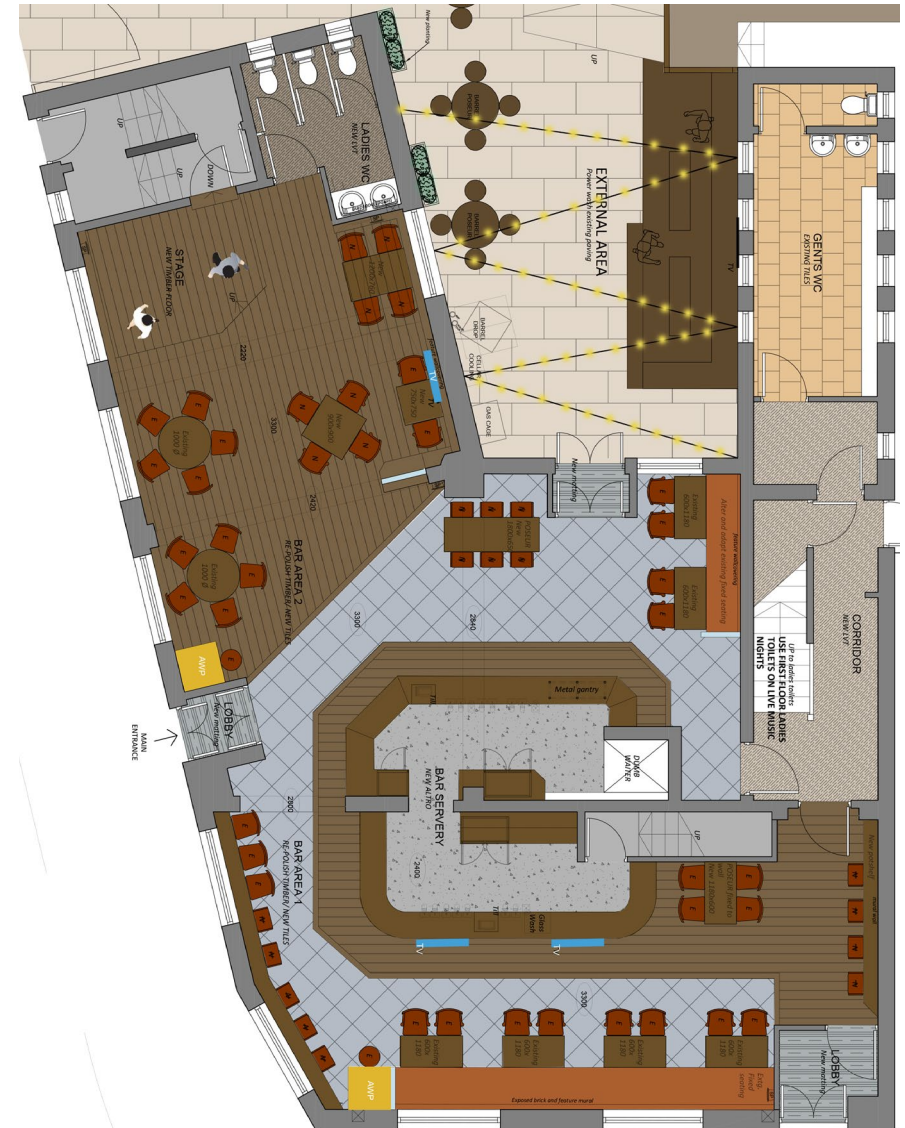
Ladies:

- Full redecoration.
- Repair and regrout wall tiles. New LVT flooring.
- New vanity unit and feature mirror.
- Replace cubicles with reclaimed or authentic panelled doors and dividers.

4

Gents:

- Repair and industrial clean all tiling.
- Redecorate all surfaces.
- Add replacement smaller radiator.
- Overhaul and remastic sanitary ware.
- Add two feature mirrors.
- Overhaul existing fan. Make windows openable.
- Add timber mouldings to cubicle door.



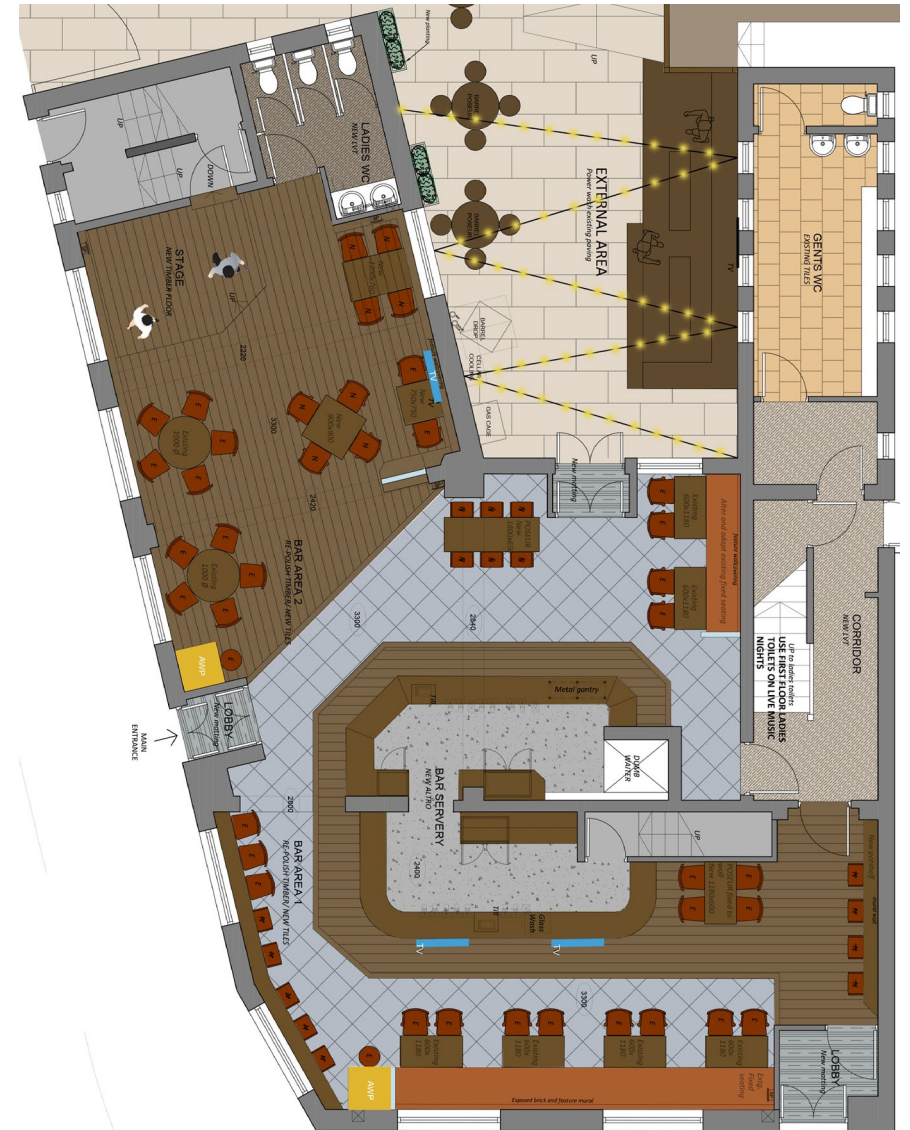
Floor Plans & Finishes

5 Rear Terrace:

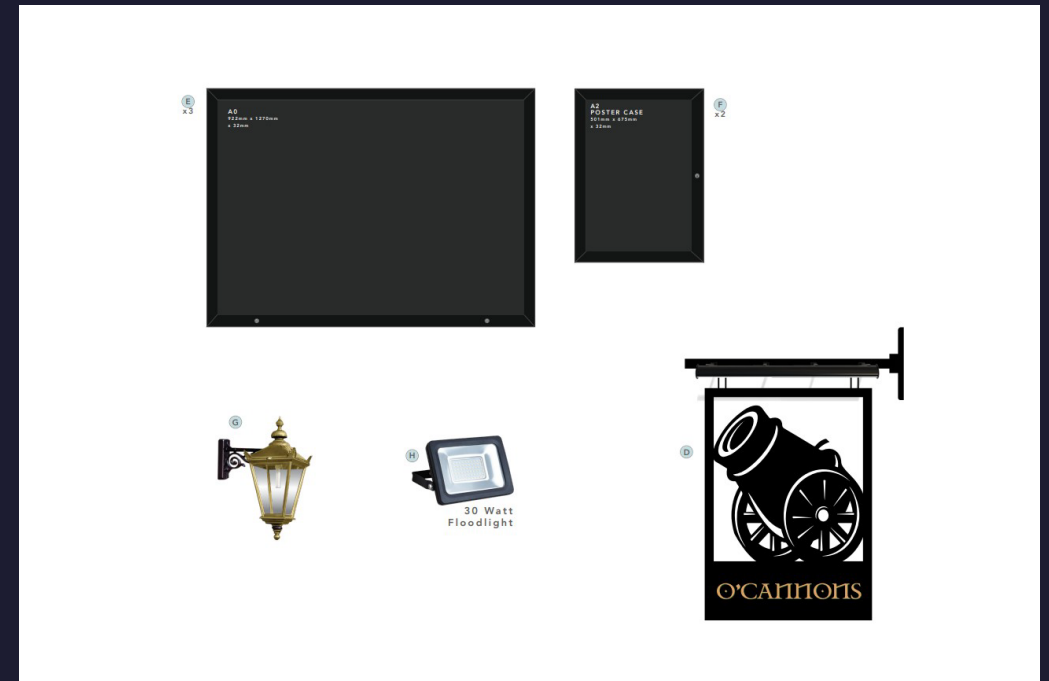
- Deweed and power wash all areas.
- Redecorate all painted surfaces.
- Power wash paving and repoint.
- Add new mural artwork.
- Replace existing balustrading.
- Add new festoon lighting and planting.
- Sand and restain black all decking and balustrading.
- Refurbish and relamp all lanterns.
- Refurbish existing retractable canopy.
- Remove existing TV and replace with new.

6 Cellar:

- Redecorate cooled cellar area only.
- Fire seal all apertures to ground floor ceiling.



External Refurbishment



Signage and external works:

- Part redecorate main facade including signwriting (ground floor only).
- New signage Scheme as per SR's scheme, re-use and adapt existing signage where possible.
- Name change to 'O'Cannon'.



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— 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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