



● **TIGERLILY, 1A LILIAN ROAD, STREATHAM VALE, LONDON, SW16 5HN** ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Available on our management agreement, Just Add Talent!

With a proposed name change from The Vale, to The Tigerlily, this pub will undergo a full internal refurbishment, including premium finishes and a quality feel. The Tigerlily will have beautiful new floor finishes to the trade area, with timber vinyl effect. There will be a full internal redecoration to trade areas, toilets and bar counters, new fixed upholstery, F&F and new screens throughout.

Externally, there will be a full external redecoration and new signage scheme to drive curb appeal and standout. The pub has been known as The Vale, however the proposed name change will reposition the pub in the market. We are keen to engage with the local community to come up with the perfect name, but given the Lilian Road location, think Tigerlily is a great place to start. The site will also receive investment to the garden space, creating a cosy courtyard spot for drinks in the summer.

SW London location

The Tigerlily is located in Streatham. Streatham is a busy London suburb, with lots of green space, woodlands and close to Tooting Bec Lido. The area has strong demographics, with medium to high affluence around the pub, with 63% high and 29% medium. To further add to the appeal to this pubs location, there are no other pubs within a ten-minute walk time, giving the Tigerlily captive market of over 7,000 adults.

Barrels of potential

We believe that this refurbishment will set The Tigerlily up to be a lucrative pub business. With 88 covers, it will be the bar of choice for the after-work drinkers mid-week and will also attract customers at the weekend looking for a relaxed and premium outlet to enjoy themselves. The Tigerlily is going to transform the local area by offering a premium range of wines, spirits, beer and cider. All we're looking for is the right operator....

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished Tigerlily will appeal to:

- Locals looking for a new and fresh place to meet for a drink with family and friends
- Sports fans looking to watch some local sport and enjoy a few drinks

OFFER

Post-refurbishment, Tigerlily will offer:

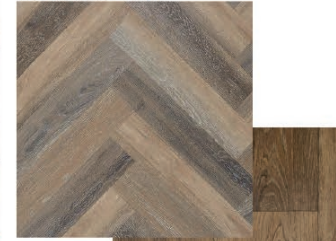
- A mix of value and premium draught Lager, cask ales, a wine menu, spirits and soft drinks
- A coffee offer to increase day time trade
- Entertainment such as live music, sport and children parties

INTERNAL MOODBOARD

EXISTING FRONT BAR PAINTED & BACKFITTING UPGRADED



NEW FEATURE VINYL



NEW CARPET

NEW BRIC-A-BRAC



NEW FESTOON
LIGHTING

NEW GARDEN BENCHES



NEW FIXED SEATING



NEW HIGH FURNITURE



NEW MID HEIGHT FURNITURE



SOFT LOUNGE SEATING

RENDERED FLOOR PLAN



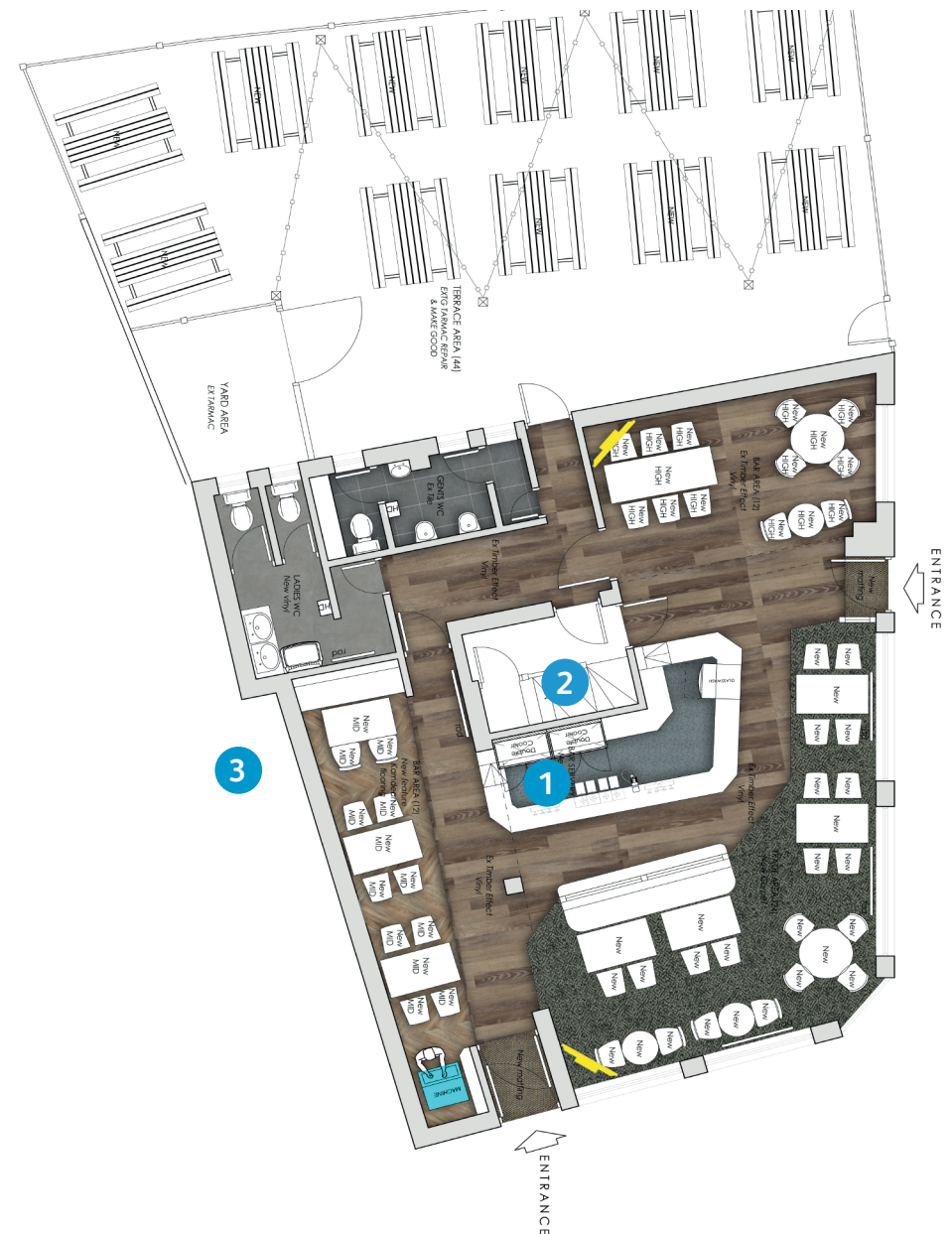
FLOOR PLANS & FINISHES

1

INTERNAL TRADING AREAS

Works will include:

- Allow to tidy/ hide existing cabling throughout trade area where possible
- No structural alterations, form new screen with drinks shelf to improve separation of lounge and bar area
- Part new floor finishes to trade area including new matting to entrances / lobbies and new carpet. Existing timber effect vinyl retained
- Existing front counter retained, minor carcassing works, sand & repolish counters, decorations to front cladding
- Minor modification to back bar fittings including new upper back bar displays, new bottle coolers required (none on site)
- New alto to bar servery
- Full internal redecoration to trade public areas, WCs and bar counters.
- New timber screens/ drinks shelves as shown on plan
- New fixed seating and upholstery
- Some new selective F&F furniture. New fixed seating. New bric-a-brac throughout
- New decorative light fittings and reuse others to existing locations
- New operational F&F items including bottle coolers to bar area, tills, glass-washer, ice machine & coffee machine
- New TV to existing position
- Toilet areas, part refurbishment of Gents / Ladies including, minor repairs and full decorations. New pedestal sink & taps and retained tiles to gents. New vinyl flooring and new dado height wall tiles to vanity area to ladies



FLOOR PLANS & FINISHES

2

OFFICE

Works will include:

- Works and new partitions & doors at head of stairs to form office to first floor area, no available space at ground floor
- Allow for new B-O-H JAT F&F items including new office furniture, safe, CCTV & intruder alarm systems

3

GENERAL WORKS

Works will include:

- Ensure property is compliant for electrical, gas, emergency lighting and fire alarm systems
- Allowance to check existing hot water & heating system and upgrade as required
- Smart dispense allowance. Cellar cooling to be checked and serviced as required



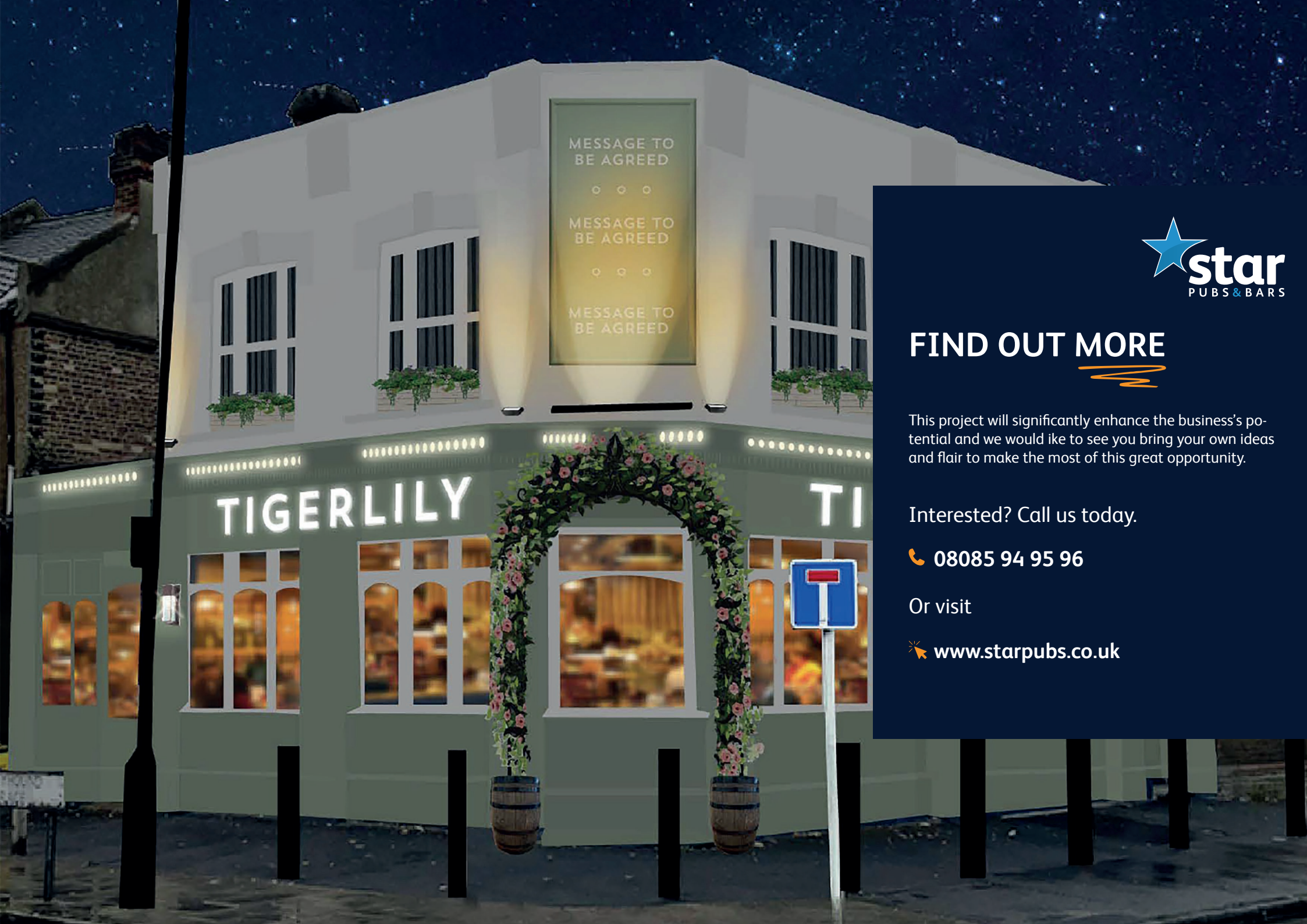
EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- External pre-decoration repairs
- External redecoration of main pub building. This also includes selected areas of the external fencing
- New signs and lights to current design and subject to approval
- Isolated repairs & making good to existing tarmac
- Isolated repairs and re-paint existing fence
- Jet wash and de-weed all paving, patios and paths
- Clean out gutters and leave watertight
- Overhaul roofs to leave weather tight
- Overhaul drains to ensure they are flowing and operational
- New external door to terrace area
- New festoon lighting & timber posts
- New garden benches



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? Call us today.

 08085 94 95 96

Or visit

 www.starpubs.co.uk