



Railway Tavern, Longfield

INVESTMENT PLAN ►

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EXTERNAL
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Railway Tavern

2 Station Road, Longfield DA3 7QD

Why invest?

- **Excellent Demographic** – More than 3,000 adults live in the local community and are currently without a premium local pub to frequent. As the only pub within a 20 minute walking radius, the Railway Tavern presents a rare and exciting opportunity for an ambitious licensee to transform it into a popular local pub serving up great food with next to no competition. Could that be you?
- **Great Location** – Located at the end of a bustling high street beside a busy train station, the Railway Tavern's prime location means it has the potential to attract a significant amount of passing trade from a broad range of customers - from weekday commuters to weekend shoppers. An extensive refurbishment to the interior and exterior is planned, including a new signage scheme and the addition of a spacious beer garden, which is sure to drive curb appeal.
- **Fantastic Potential** – The Railway Tavern has the potential to sit at the very heart of the local community. Historically, the pub has been incredibly popular and the planned refurbishment will bring it back to its former glory as a modern, welcoming and bustling local pub with something for everyone.

Target customers

Following the refurbishment, the Railway Tavern will appeal to both members of the local community looking for a pub to call their local and those that pass it enroute to the shops or train station. Customers will include:

- Local couples and groups of friends looking to socialise while enjoying a range of drinks and traditional 'pub grub'.
- Retired local residents looking for a lunchtime or early dinner meeting place on weekdays.
- Friends and co-workers looking to socialise and enjoy a casual after-work drink before travelling home.
- Families looking to treat themselves to good value pub classics in the evenings and at weekends.
- Parents and shoppers seeking a coffee break during the day.
- Those seeking a comfortable dog-friendly pub within walking distance of their homes.

Offer

Following an extensive refurbishment, the Railway Tavern will be transformed into a cosy, family-friendly local pub offering:

- An exciting new venue in an area that's in desperate need of a local pub.
- A newly renovated and spacious beer garden, which is dog-friendly.
- A great selection of craft beers, cocktails, coffee and wine.
- An affordable food menu full of crowd-pleasing pub classics.

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Email your enquiry NOW, call us on 08085 94 95 96 or visit www.starpubs.co.uk

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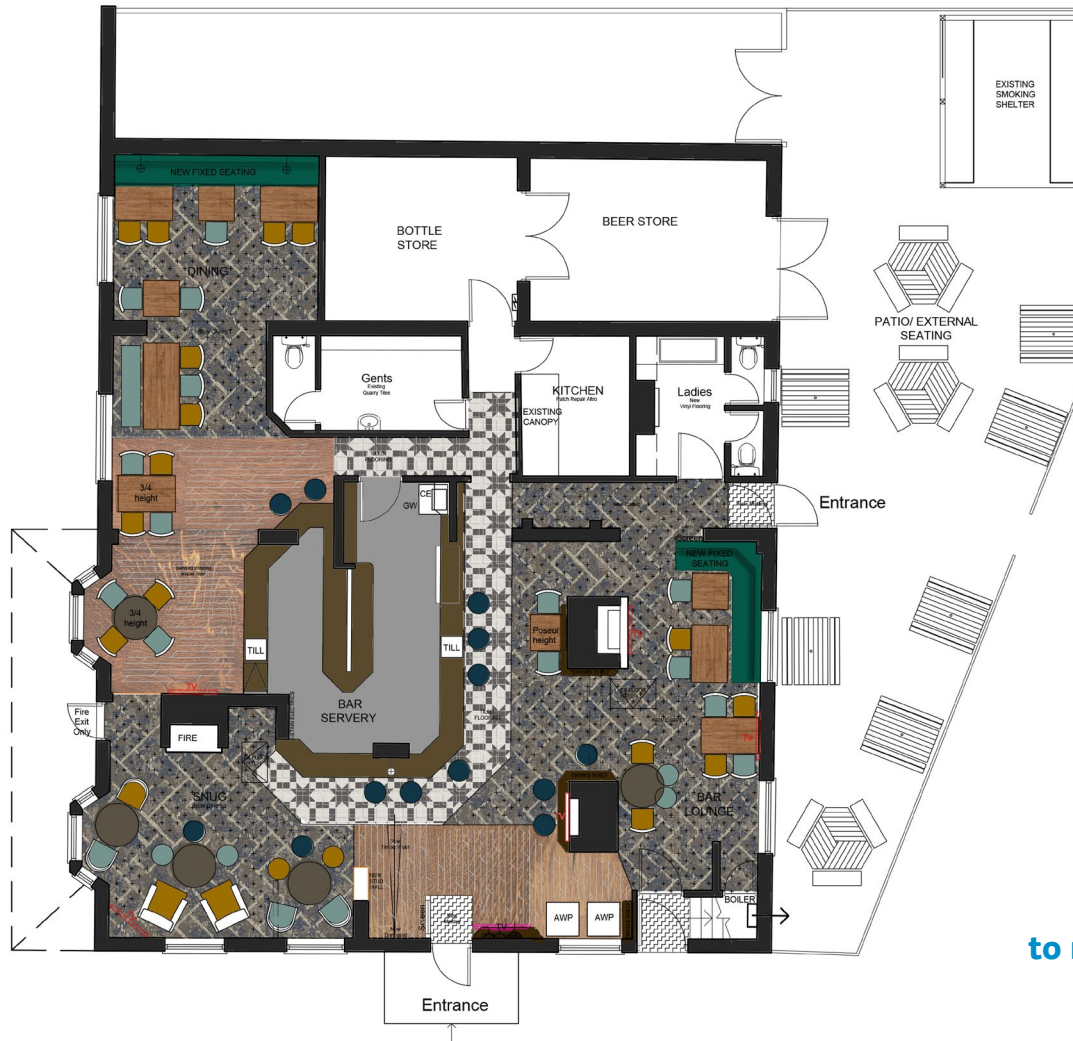
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View Internal Mood Board



Click on the **i**
to reveal details of the proposed refurbishment.

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Click on the **i**
to reveal details of the external refurbishment.

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This is an incredible opportunity to take on a pub business that's ready for refurbishment and growth.

This project will significantly enhance the business' 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.

Call on 08085 94 95 96

Or follow the simple online application process at www.starpubs.co.uk



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Schedule for the Railway Tavern

Bar Servery

To complement the new open-plan layout of the pub, the structure of the bar servery will be altered. Works will include:

- Refurbishing the existing bar top.
- Decorating the bar front.
- Installing feature pendant lights above the servery.
- Painting the bar front in line with the pub's contemporary new look.
- New tiled bar walk.

Bar Area

In line with the pub's new contemporary look and feel, the bar area will be overhauled. Works will include:

- Sand existing flooring and laying some new sections.
- Installing multiple flat-screen TVs.
- Adding sections of fixed seating, upholstered in a rich, polished leather finish.
- Addition of a variety of mid-height furniture such as sharing tables, wooden chairs and vintage stools upholstered in vibrant tweeds and leather.
- Adding quirky bric-a-brac, framed artwork and vibrant plants to add character to the new venue.

Dining Area

The bar and dining area will be revamped and redecorated to create a comfortable and practical open-plan space with a modern, rustic look. Works will include:

- Installing striking copper and glass pendant lights over dining tables to create a relaxing atmosphere.
- Adding a variety of furniture to the area, including upcycled sharing tables, vintage wooden chairs and fixed seating upholstered in polished leather.
- Laying new carpets.
- Hanging new curtains on the windows.
- Painting the area in warm and cosy neutral tones.
- Fitting ambient sidelights.

Kitchen

The Railway Tavern's existing kitchen will offer a wide range of family-friendly meals in an efficient manner.

Snug

The snug will create a relaxed space for customers looking to enjoy a casual drink or bite to eat. Works will include:

- Introducing barrel chairs.
- Decorating the space with characterful bric-a-brac and colourful artwork.
- Laying a new carpet.
- Adding dining tables and chairs finished in polished wood and vibrant tweed.

Toilets

Both the ladies' and the gents' toilets will be deep-cleaned and redecorated to reflect the new feel of the Railway Tavern. Works will include:

- Replacing all urinals.
- Laying new timber-look vinyl flooring to the ladies'.
- Redecorating the toilets to complement the new aesthetic.
- Finishing the space with ambient lighting and contemporary, framed mirrors.

External Areas

To capitalise on the Railway Tavern's prominent location, the external areas will be enhanced to attract passing trade. Works will include:

- Installing new picnic benches, signage scheme and vibrant potted plants to increase kerb appeal.
- Deep-cleaning of all existing ground coverings.
- Expanding the garden area to create a vibrant outdoor beer garden for up to 60 customers to drink and dine alfresco during the warmer months.
- Refurbishing existing benches with a new stain.
- Adding new loose furniture to increase covers.
- Repainting the lower facades of the pub in a pleasing pastel blue colour.
- Adding new lighting including lanterns and floodlighting to illuminate the pub's entrance while improving its evening kerb appeal.
- Painting the pub's amenities directly onto the walls.

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