



● **OLD GLOBE, 117 EAST ST, BEDMINSTER, BRISTOL, B23 4EX** ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Transformational refurbishment

An impressive refurbishment will convert the Old Globe into a premium drinks-led, town centre pub with an on-trend food offer. Inside, the pub will be redecorated but in keeping with an all-new look and feel. Other upgrades throughout the pub such as refurbished and new fixed seat furniture, improved toilets and installing a new back bar will give the pub a much more premium feel.

Outside the pub, we will add covered booth seating, new festoon lighting. The entire outdoor area will receive a full redecoration, including a new wall mural. New signage will be also installed, illuminated by additional new lighting.

Fantastic location

The Old Globe is located in the centre of the busy suburb of Bedminster. The pub itself is situated on the high street, which is a vibrant area full of bars, pubs and restaurants and hotels nearby. It's an area of significant redevelopment and change, new housing, new businesses and a move away from the value led high street.

Untapped potential

The pub has an already established reputation. We're building on strong foundations, taking it's appeal to the next level and allow a new operator to build a reputation as one of the best places to meet friends, family or colleagues for a drink. The new décor, outdoor area and a welcome range of premium drinks will make this pub stand out over the competition. All we're looking for is the right operator who understands the dynamics of a town centre pub....

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the Old Globe will appeal to a very broad spectrum of customers, including:

- A range of people who want a great experience with a good range of beers in a warm and comfortable environment
- Town centre professionals looking for a premium pub offering a range of drinks

OFFER

When refurbished, the Old Globe will offer:

- A high quality, focused range including premium beers
- On-trend pub food including pizza or hot dogs and burgers
- Coffees
- Live sport (especially rugby) and potential for some entertainment

INTERNAL MOODBOARD



EXTERNAL MOODBOARD

THE OLD GLOBE
EXTERNAL MOODBOARD

CRATE PLANTERS
TO WALLS



REFURBISH/PAINT
EXISTING PICNIC BENCHES

CLEAN EXISTING
PATIO SLABS



BARREL
PLANTERS



COVERED BOOTH SEATING



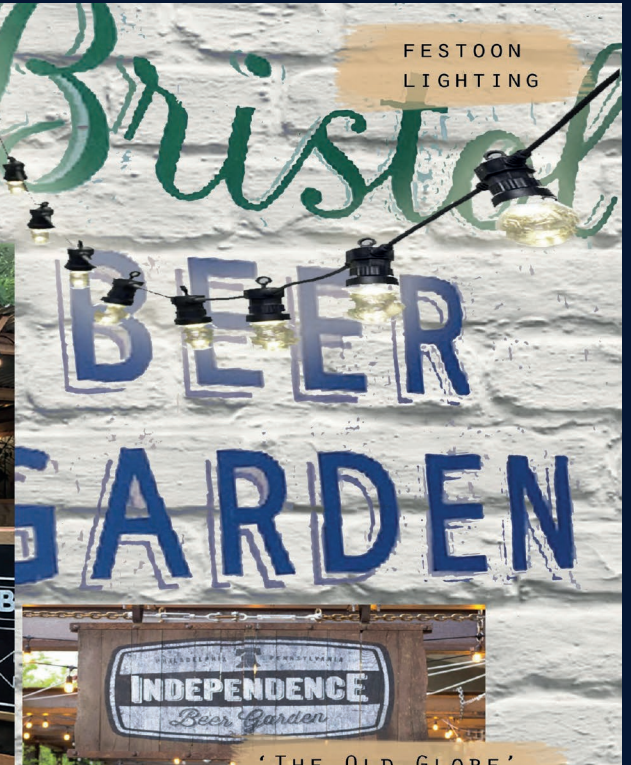
NEW PAINTED
WOODEN GATES



NEW
LIGHTING



INSTALL PAINTED
FENCE IN FRONT OF
DWARF WALL



FESTOON
LIGHTING

'THE OLD GLOBE'

SIGN WRITING ON
BRICK WALL



EXTERNAL MOODBOARD 2

A

THE
OLD
GLOBE

BEDMINSTER
BRISTOL

B

THE OLD GLOBE

C

Great Food CASK ALES Beer Garden

D

THE OLD GLOBE
Cask Ales
GREAT FOOD
Free WiFi

THE OLD GLOBE
Cask Ales
BEER GARDEN
TO REAR

E

BEDMINSTER, BRISTOL

THE OLD GLOBE

Great Food CASK ALES Beer Garden

F

G

30 Watt Floodlight

ITEM A: ONE X NEW DOUBLE SIDED PICTORIAL, NEW BRACKET, NEW LINOLITES.
 ITEM B: TWO X NEW SETS OF LETTERS TO EXISTING FASCIAS, NEW TROUGH LIGHTS.
 ITEM C: THREE X NEW SETS OF SIGNWRITING TO EXISTING FASCIAS.
 ITEM D: TWO X NEW AMENITY BOARDS WITH CHALKBOARDS.
 ITEM E: ONE X NEW SET OF DISTRESSED SIGNWRITING.
 ITEM F: ONE X NEW LANTERN WITH BOW BRACKET.
 ITEM G: FOUR X NEW LED FLOODLIGHTS.

LETTERSTYLES: GOTHAM BOLD, THIRSTY ROUGH, NEUTRA TEXT DEMI.
 ALL PLANTING SUPPLIED BY OTHERS.

SIGN COLOURS:

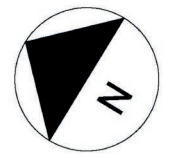
- RAL 7016
- RAL 7039
- RAL 7037
- WHITE

PLEASE REFER TO PAINT MANUFACTURER SWATCHES. PRIOR TO APPROVAL.

RENDERED FLOOR PLAN



ACCESS TO SEPARATE PROPERTY



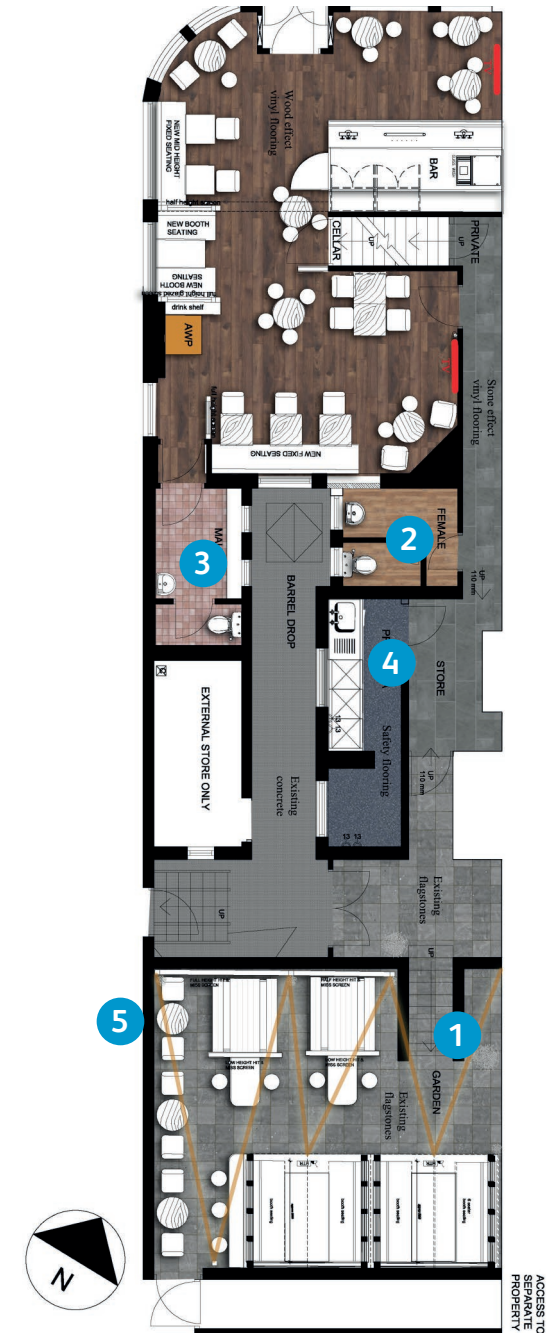
FLOOR PLANS & FINISHES

1

INTERNAL TRADING AREAS

Works will include:

- New timber & stone effect vinyl flooring
- New tiled bar walk
- New Bar servery & backfitting
- New nonslip flooring to bar servery
- Mix of new fixed seating
- Mixture of new wall finishes
- New glazed screens
- Unblock 2no existing windows
- New loose seating
- New blinds to windows
- New pictures & bric a brac
- Complete internal redecoration
- Wire new lighting points
- New decorative light fittings
- New music system
- New TV's
- New CCTV
- Modify existing security system as required
- Internal signwriting
- New coffee machine
- Bottle coolers – 2nr
- New glasswasher
- New ice machine



FLOOR PLANS & FINISHES

2 LADIES TOILETS

Works will include:

- New timber effect vinyl flooring
- Tile and T&G boarding to walls
- Replace vanity top, new sinks taps
- New WC
- New lighting
- New handryer
- Full re decorations

3 GENTS TOILETS

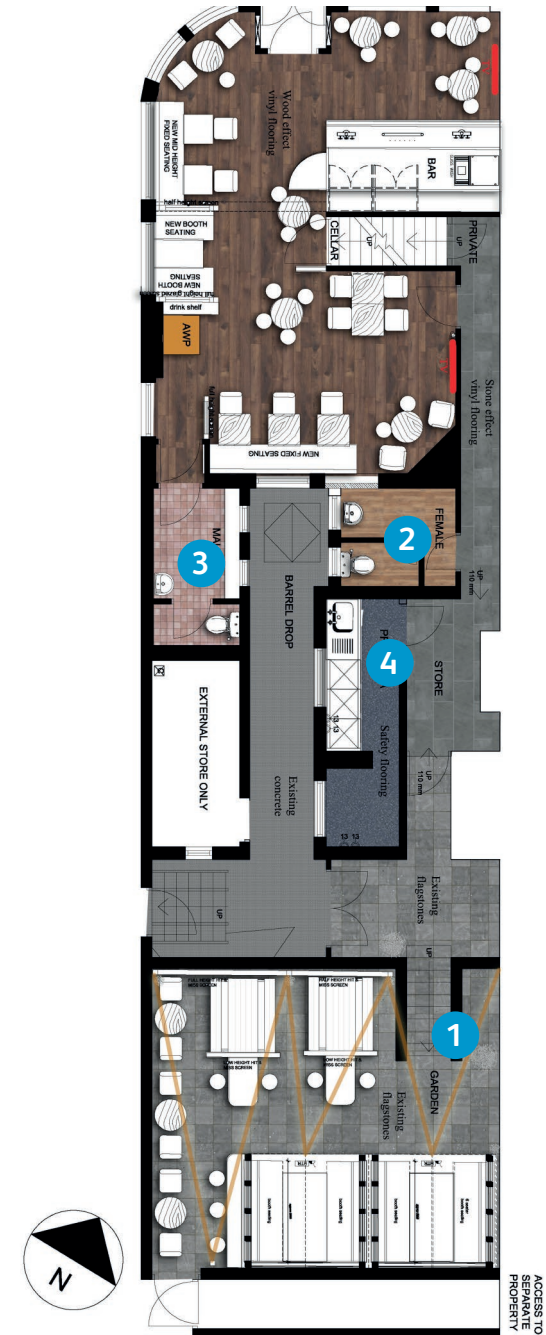
Works will include:

- Existing urinal to be retained
- Existing quarry tiles retained
- Re tile walls
- Full redecoration
- New ceiling
- New lighting
- New handryer

4 PREP AREA & OTHER REPAIRS

Works will include:

- New safety flooring
- New decorations
- New sink and stainless-steel worktops
- Minor repairs as deemed necessary



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

The pub exterior, lighting and signage will be refreshed to position it as an attractive exterior. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior. Works will include:

- Full external redecoration (front elevation shopfront and rear elevation GF only)
- New external signage and associated lighting
- New covered booth seating in rear garden
- New painted mural to wall
- New external furniture
- New external signage
- Existing paving slabs to be jet washed and loose slabs fixed in place.
- New festoon light in rear.
- New planters
- New planting for planters
- New heater
- New CCTV





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