STAR PUBS

THE FIVE ALLS

WORDING TO BE ADVISED

THE FIVE ALLS STOCKTON

WORDING TBA

Cruzcampo SEVILLA

The Five Alls, Bothal Drive, Bishops Garth, Stockton, TS19 8UQ

About the Opportunity

Why Invest?

**Exciting Opportunity: The Five Alls, Stockton
Pub Refurbishment!**

We're investing heavily to breathe new life into this pub, with a full refurb inside and out. That includes brand-new fixtures, lighting, and a smart new look for both the bar and lounge, plus external redecoration and updated signage to boost kerb appeal. A pool table will be added to both main areas, and we're also revamping a small decking space out front to create a more welcoming entrance. Behind the bar, Heineken Smart Dispense will be in place, and two-bedroom private accommodation is provided.

Elevate Your Investment: Witness the Transformation

This is a great opportunity for an experienced local operator to take on the only true community sports pub in the area. Set on a mature private estate in Stockton with nearly 4,000 adults within a 10-minute walk, there's a strong local crowd ready for a proper wet-led offer with pub games, live sport, and entertainment. We're backing this with a clear investment—what we need now is the right person to bring it to life.

Target Customers

Local Sports Fans:

- With live sports screenings and pool tables in both the bar and lounge, this pub will be a natural hub for football and sports lovers in the area. They'll come for the games and stay for the atmosphere.

Pub Games Enthusiasts:

- Darts, pool, and pub teams will attract those who enjoy casual competition and socialising over games. The dedicated setup creates a welcoming space for regulars and league players alike.

Entertainment Seekers:

- Locals looking for quiz nights, live music, and weekend events will find a consistent rhythm of entertainment here. It's a go-to spot for those after something lively without needing to travel far.

Mature Local Residents:

- The surrounding area is home to many older adults who value a relaxed, familiar place to meet friends. A welcoming, community feel and traditional pub offer will appeal strongly to this crowd.

The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails 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.
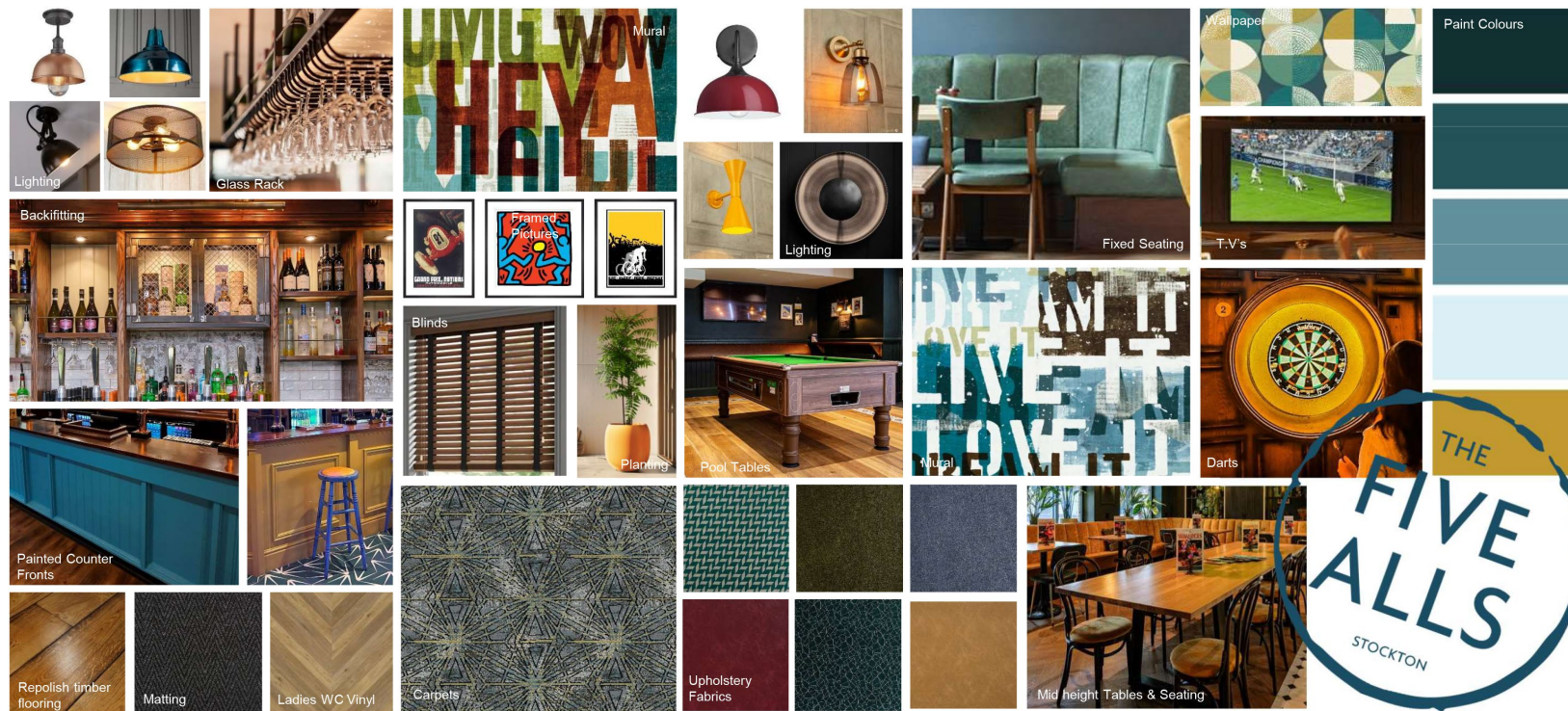
Coffee:

- A simple pod-based coffee offer will be available. Ideal for daytime visitors or those looking for a non-alcoholic option without the fuss.
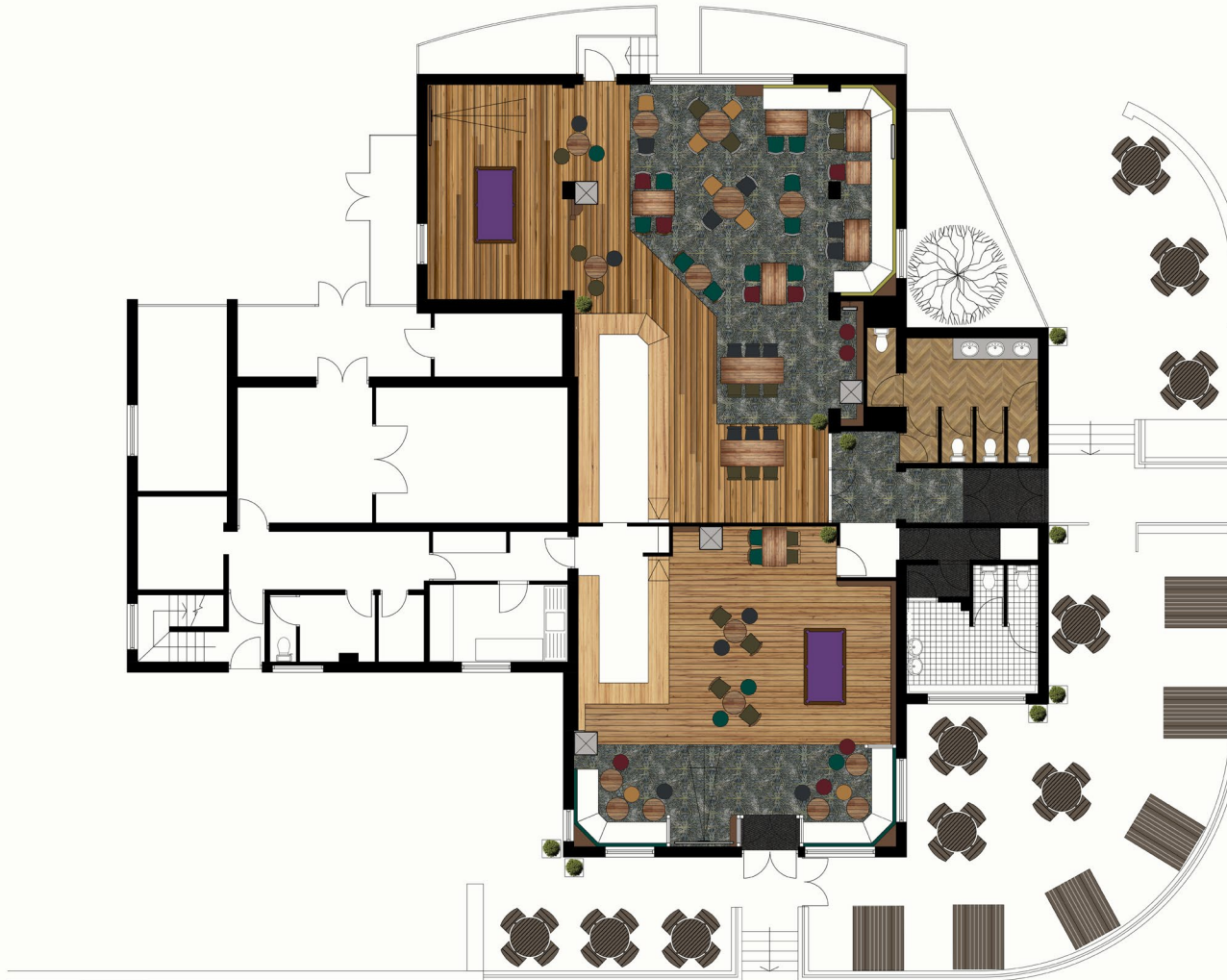
Events:

- The pub will run a regular weekly programme including live sports, quizzes, live music, and pub team events. It's designed to build steady footfall and keep locals coming back.

Lighting

Glass Rack

Backifitting

Painted Counter Fronts

Repolish timber flooring

Matting

Ladies WC Vinyl

Mural

Framed Pictures

Blinds

Planting

Lighting

Carpets

Pool Tables

Mural

Upholstery Fabrics

Fixed Seating

T.V's

Darts

Wallpaper

Paint Colours

Mid height Tables & Seating
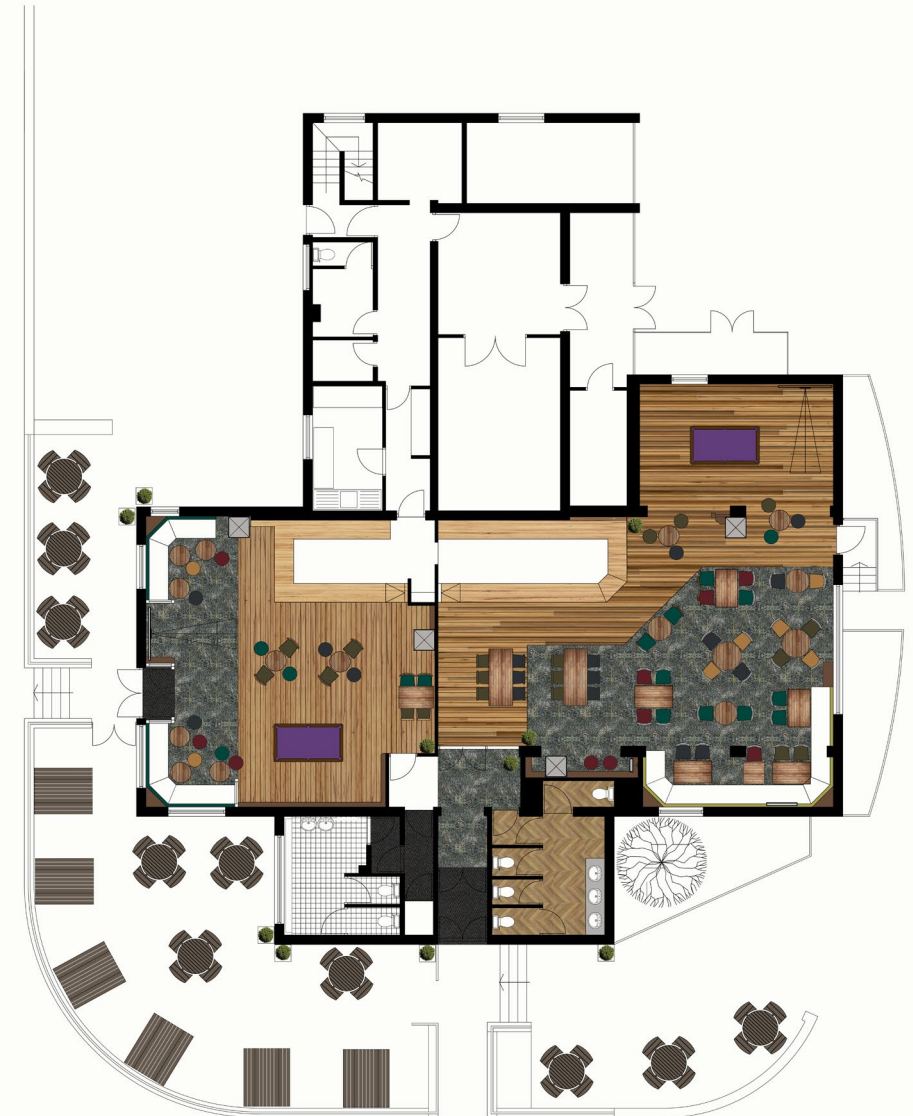
THE
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STOCKTON

Floor Plans & Finishes

1 Entrance & Link Lobby's:

- New decorations.
- New Ent. Matting.
- New dec. lighting.
- Damp repair wall/ceiling in link lobby.

2 Ladies WC:

- New safety floor & sit on coving.
- 1 No. cubicle door re-hang to outwards opening with grab rails.
- New vanity unit top & upstand.
- Remove 1 No. WHB.
- New decorations.
- Relamp lights in LED.
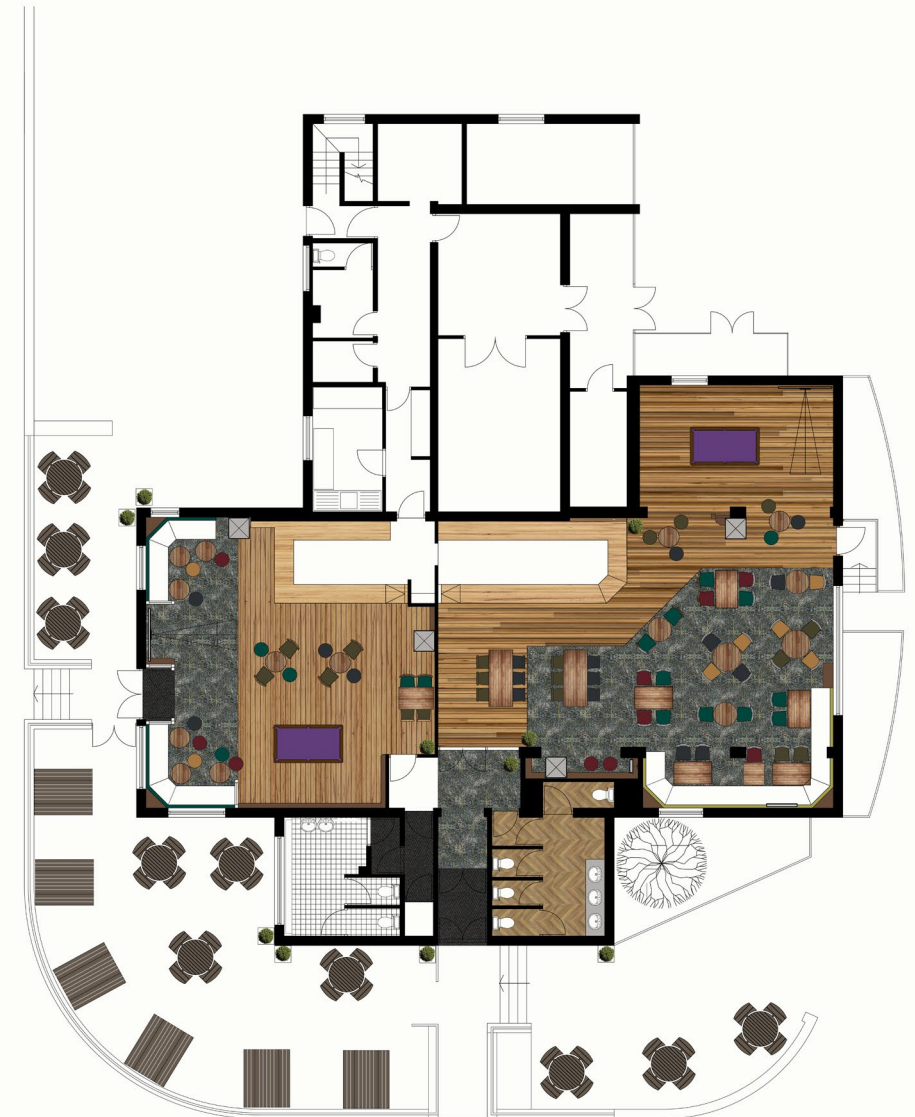
Floor Plans & Finishes

3 Gents WC:

- Avid clean tiled flooring.
- 1 No. cubicle door re-hang to outward opening with grab rails.
- Replace sparge pipes to urinal.
- New decorations.
- Relamp lights in LED.
- Damp repair to outer lobby.

4 Back of House Areas:

- Remove rubbish to skip.
- Remove cupboard to recess between bars to house AV eqpt.
- New ice machine.
- Retain glass wash/sink.
- Lock change to safe.

5 Cellar/ Bottle Stores:

- Remove rubbish to skip.
- Undertake firestopping around wall/ceiling penetrations.

Floor Plans & Finishes

6 Managers Flat:

- Flat roof repairs (outwith project by others)
- Living room, kitchen, bathroom & WV redecoration.
- Clean carpets.
- General minor joinery repairs.

7 Bar Room:

- New decorations throughout including wallpapers/digital murals.
- Repolish timber floors.
- Either new carpet OR retain and clean existing.
- Re-upholster fixed seat backs only.
- New potshelf for new AWP locations.
- Repolish counters & backfitting tops.
- Remodel uppercase backfitting only.
- Paint counter front.
- 2 No. AWPS.
- 2 No. TVs.
- New audio system.
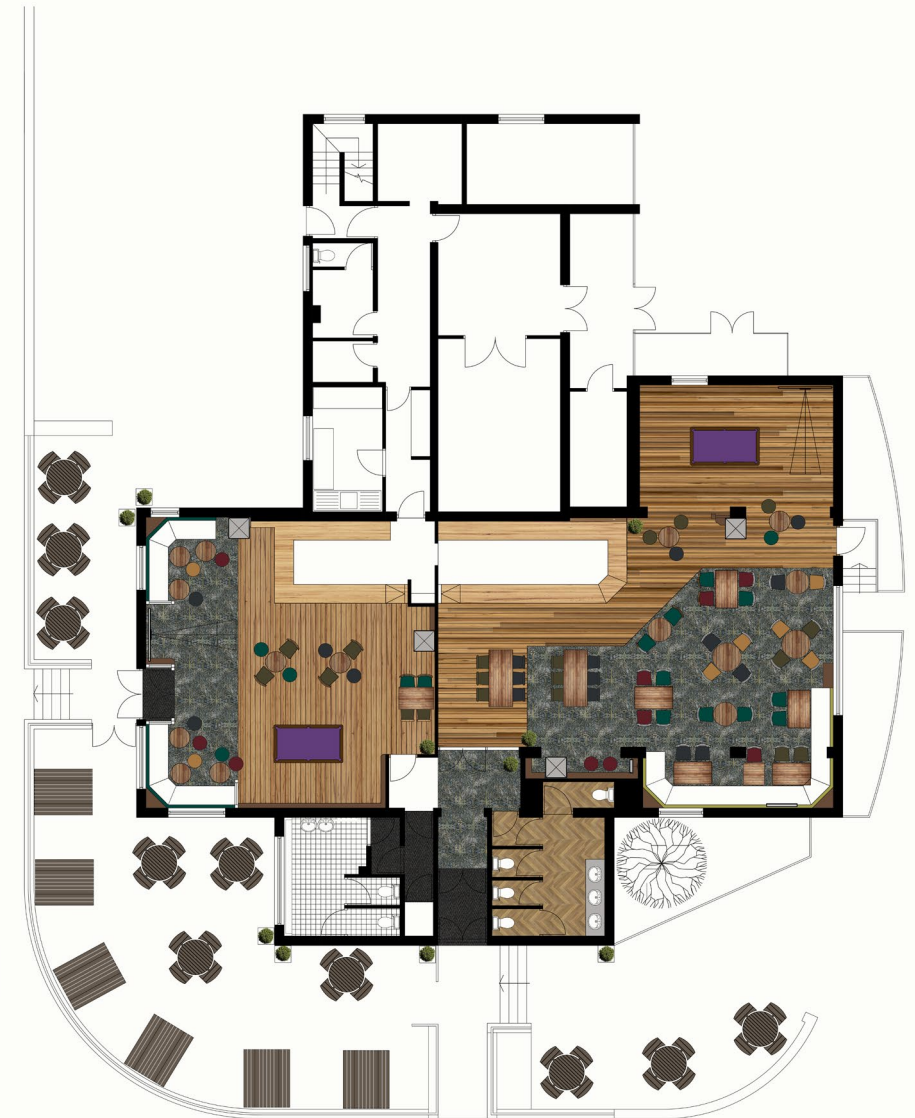- 1 No. Darts (Branded throw) c/w electronic score board.
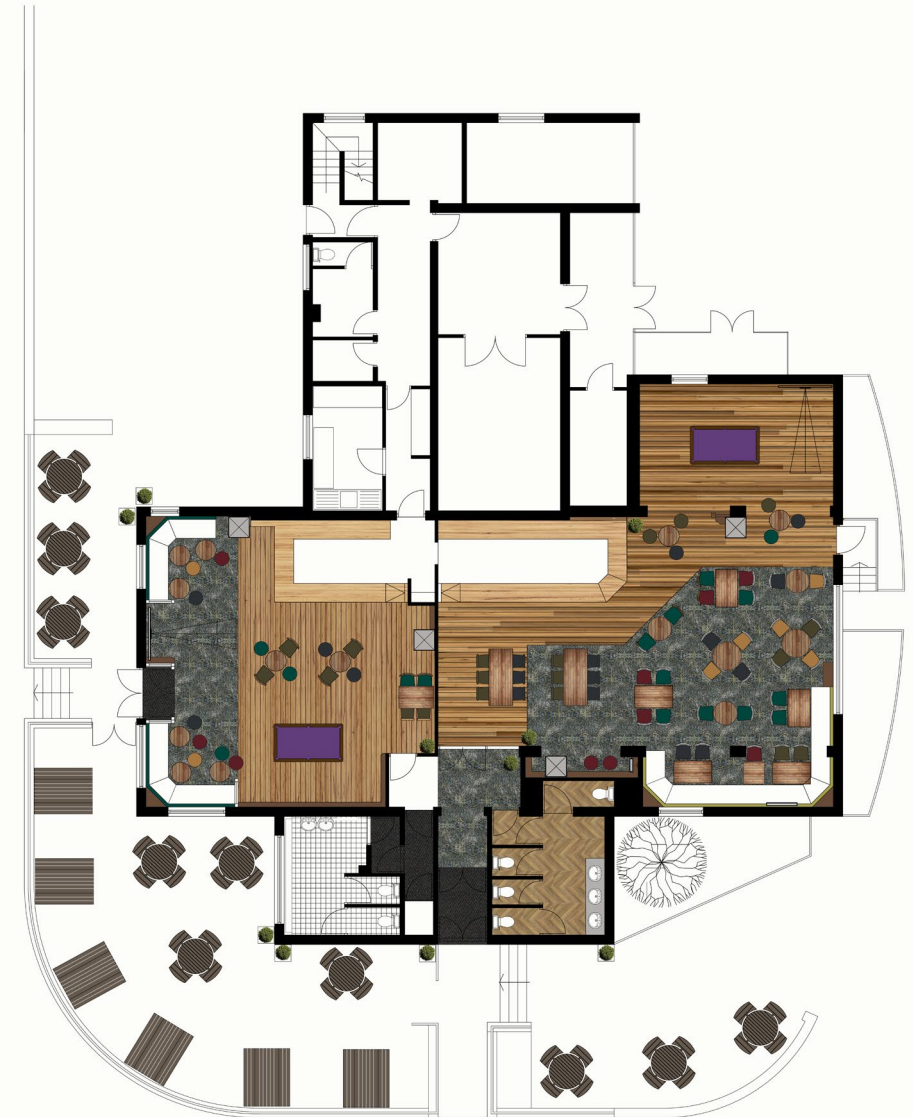
Floor Plans & Finishes

7 Bar Room:

- 1 No. Pool table & light.
- 1 No. new bottle cooler.
- Cable tidy.
- New decorative lighting to same locations.
- Relamp downlights in LED.
- New roller blinds.
- New bric-a-brac.
- New artificial potted planting.
- Refurbish existing loose furniture.
- New internal signwriting.

8 Lounge Room:

- New decorations throughout inc. wallpapers/digital murals.
- Repolish timber floors.
- New carpet.
- Re-upholster fixed seat backs only.
- New screen & potshelf for new AWP location.
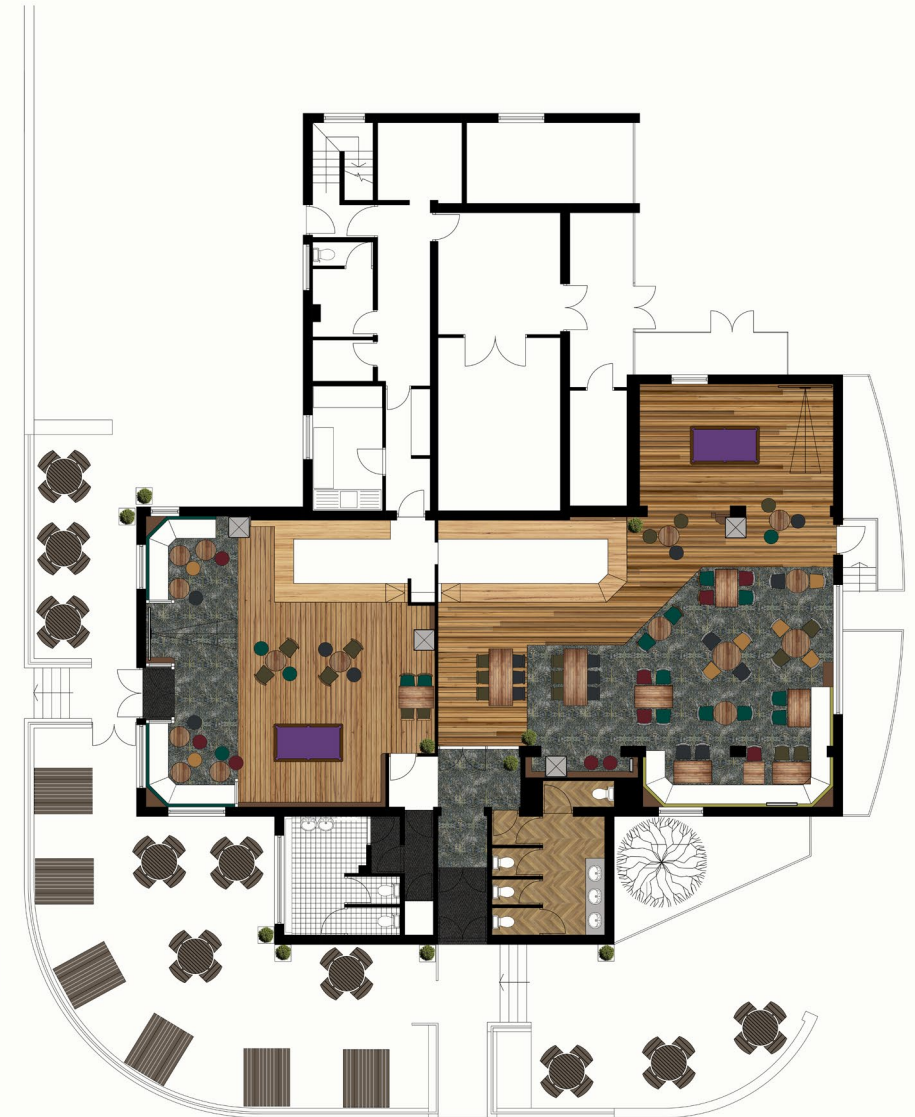- Cut back potshelf and locate AWP to alcove.

Floor Plans & Finishes

8 Lounge Room:

- Repolish counter & backfitting tops.

- Remodel uppercase backfitting only.

- Paint counter front.

- Add 1 No. M.S/ glass overbar stemware holder.

- 2 No. AWPS.

- 3 No. TV's.

- New audio system.

- 1 No. Darts (Branded throw) c/w electronic score board.

- 1 No. Pool table & light.

- 2 No. new bottle coolers.

- New decorative lighting to same locations.

- Re-lamp downlights in LED.

- Cable tidy.

- New curtains. Timber ventian blinds

- New bric-a-brac.

- New artificial potted planting.

- Refurbished existing loose furniture.

- New internal signwriting.

- Add 2 new 6 Seater Mid height poseur tables & 12 mid height

External Refurbishment

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Item 01
01no New fascia sign with applied vinyl housename/secondary text
Size: TBC
Scale: TBC

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Item 02
01no New fascia sign with applied vinyl housename/secondary text
Size: TBC
Scale: TBC

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Item 03
03no A0 Poster case
Size: A0 Display
Scale: 1:20

item 04
02no A1 poster cases
Size: A1 Display
Scale: 1:20

AMENITY WORDING TO BE ADVISED

Item 05
01no signwritten logo to main building
Size: 2000mm dia
Scale: 1:20

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Item 06
01no Signwritten logo to rear
Size: 1500mm dia
Scale: 1:20

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Item 07
5No. New 30w LED Flood Lights
Size 287mm x 238mm
Scale: 1:20

Item 08
14No. Up & Down Lights

Item 09
1No. New transom sign
Size App 1200mm x 300mm
Scale: 1:20

WELCOME

Signage and external works:

- New signage/lighting as omega scheme.

- Partial redecoration of select previously painted walls as omega scheme.

- Full redecoration of previously painted timbers & railings.

- Remove decking to front RHS & jet wash.

Signage and external works:

- De-weed paviors.

- New STAR First items (All Cruzcampo branded) to front & right hand side: New bench seating, timber planters, umbrellas.

- Replace damaged gates to rear cellar compound.

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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.

📞 08085 94 95 96

🖱 www.starpubs.co.uk

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