



● The Peacock, Arlington Avenue, Kenton, Newcastle Upon Tyne, NE3 4TS ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Peacock Pub Refurbishment!

We're investing heavily to bring this community pub in Kenton back to life with a full refurbishment inside and out. Inside, every room is being updated, including the toilets and kitchen, while outside we're adding new signage and carrying out essential repairs to the roofline and exterior. The aim is to create a welcoming, modern space for local residents and families, with a fresh look that stands out on the estate.

Elevate Your Investment: Witness the Transformation

Located in the heart of a large residential area near Newcastle, the pub is ideally placed with nearly 4,000 adults living within a 10-minute walk and very little nearby competition. Once reopened, it'll offer a familiar mix of family-friendly food, Heineken drinks, regular entertainment, and live sport. With 95 internal covers, 24 outside, and two-bed private accommodation, this is a great opportunity for an experienced, hands-on operator who knows how to run a lively and well-loved local.

About the Opportunity



Target Customers

Local Families:

- With family-friendly food and regular entertainment, the pub will be a natural choice for parents looking for an easy meal out close to home. The welcoming environment and weekly events like quizzes make it a go-to spot for relaxed evenings together.

After-work Socialisers:

- Thanks to its central estate location and strong drinks range, the pub will appeal to working adults stopping in for a pint on the way home. The refurbished interior and clear kerb appeal will help draw in those looking for a dependable, well-kept local.

Sports Fans:

- Live sport will be a core part of the weekly offer, making this a great venue for fans to catch the game with friends. The space is being set up to support this atmosphere, with regular fixtures and a lively matchday feel.

Older Regulars:

- With a steady rhythm of the week and familiar pub food, the pub will cater well to older locals seeking comfort and routine. It'll offer a safe, sociable place to unwind, chat and enjoy a drink without needing to travel far.

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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.

Food:

- The menu will focus on classic family pub favourites – familiar, hearty dishes that cater to all ages. Simple, good-value meals will make it easy for locals to pop in for lunch or dinner any day of the week.

Coffee:

- A convenient coffee pod service will be available, perfect for daytime visitors or those looking for a quick, quality cup without the café prices. It adds an extra layer of appeal throughout the day.

Events:

- The pub will run a strong rhythm of the week, including quiz nights and regular live sport to keep the atmosphere lively and consistent. These events will help build regular footfall and a dependable local following.

Internal Mood Board

Bar Area

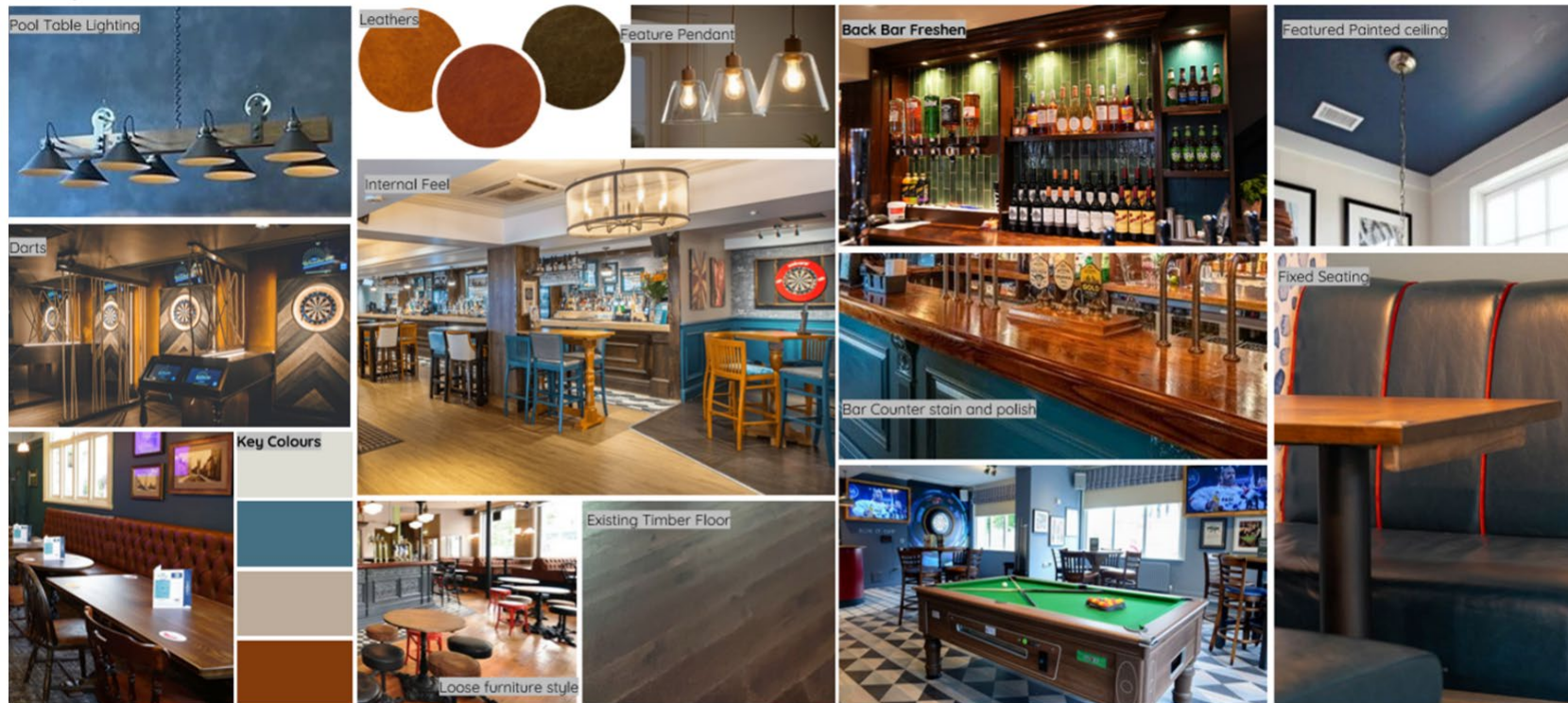


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Internal Mood Board

Sports Bar

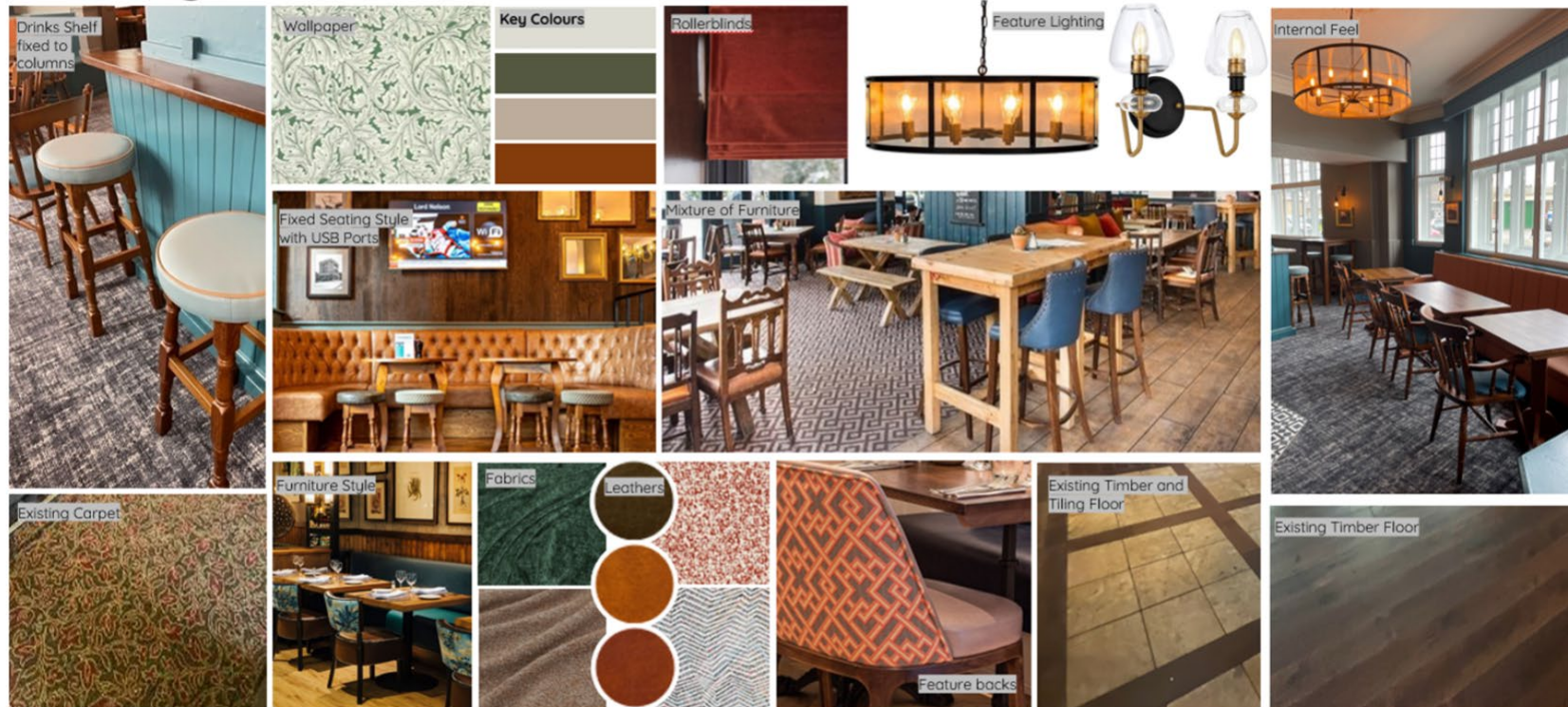


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Internal Mood Board

Lounge Area



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Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Complete internal decorations, including ceiling, timberwork, and feature wall finishes
- New lighting and to new positions where noted
- Retain timber flooring – strip, stain & repair
- Existing furniture to be refurbished and new furniture added to suit the scheme
- New bric-a-brac, chalk boards and poster cases
- Ensure lighting on the dimmer system, and work with the existing zoning on the site
- Provide new blackout roman blinds to windows
- Ensure reupholstered fixed seating provides USB inserts
- Freshen existing drinking shelves
- Provide new grooved MDF to wall where indicated
- New blackout roman blinds
- New waitress station Provide power to AWP and ensure sockets
- New darts boards and kit
- Darts throws with a new panelled wall where noted
- Clean existing tiled flooring and freshen timber border planks
- Clean existing carpets



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- Patch in section of timber to match the existing timber floor
- Provide flush floor socket for pool tables
- Cut back and remove fixed seating where notedNew TV positions

- Backfitting to be retained, timbers to be freshened
- Countertop to be stripped, stained, and repolished
- New tiling to rear, new bottle steps, and shelving
- New power for Jager and Heineken Blade, service for the coffee machine
- Lloyd Catering to service bar kit, including ice machine, glass wash, and bottle coolers
- Existing vinyl flooring to be clean

- Clean existing Altro flooring in the kitchen
- Kitchen decorations to be carried out
- Lloyd Catering to confirm works to kit
- General removal of rubbish from site in storage and prep areas



Floor Plans & Finishes

4 Domestic Accommodation:

- Decorations throughout
- Provide new carpet to the landing, stairs, and bedrooms
- New locks for doors
- Kitchen – New vinyl
- Kitchen – Provide positions only for white goods
- Kitchen – Provide new cabinets and worktop
- Bathroom – New white suite
- Bathroom – New vinyl floor
- Bathroom – New shower above bath, provide shower screen
- Bathroom – Tile shower area and splashback

5 Gents WC:

- Existing flooring to be retained and cleaned
- Retain sanitaryware and provide new WC seats, and provide a lid to urinal
- Retain existing lighting
- Retain the existing vanity unit and freshen up
- Ensure the extract is in working order
- Decorations on all previously painted surfaces



Floor Plans & Finishes

6 Ladies WC:

- New vinyl flooring throughout with new matting the lobby
- Retain sanitaryware and provide new WC seats
- Retain existing lighting
- Retain the existing vanity unit and freshen up
- Ensure the extract is in working order
- Decorations on previously painted surfaces

7 Gents WC (Lounge/Dining Area):

- Existing flooring to be retained and cleaned
- Retain sanitaryware and provide new WC seats, provide lid to urinal
- Retain existing lighting
- Retain the existing vanity unit and freshen up
- Ensure the extract is in working order
- Decorations on all previously painted surfaces
- Clean all surfaces of mould prior to decorations
- Ensure the radiator is in working order



Floor Plans & Finishes

8 Ladies WC (Lounge/Dining Area):

- New vinyl flooring throughout with new matting the lobby
- Retain sanitaryware and provide new WC seats
- Retain existing lighting
- Retain the existing vanity unit and freshen up
- Ensure the extract is in working order
- Decorations on previously painted surfaces



External Refurbishment



Signage and external works:

- Clean out the drain and jetting to front entrance aco gulley
- New signage
- New external furniture
- New external decorations



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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.

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🖱️ www.starpubs.co.uk

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