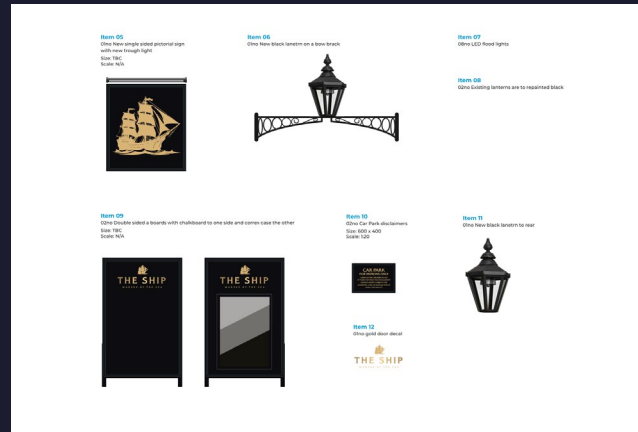




● The Ship, High Street, Marske By The Sea, Redcar, TS11 7LL ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Ship Pub Refurbishment!

We're investing heavily in this well-known pub in the heart of Marske – a full internal refurbishment across all three bars and lounges, while updates to the outside will smarten it up and make it more inviting. Once complete, it'll be a traditional community pub with 112 internal and 70 external covers, a modern kitchen, four-bed private accommodation, and all the tools needed to run a successful Just Add Talent business. You'll also benefit from Smart Dispense and a strong range of HEINEKEN brands.

Elevate Your Investment: Witness the Transformation

This site has huge potential to become the go-to community pub in the area. It's well-located near the beach and main town centre, with over 3,000 residents within a 10-minute walk and plenty of passing trade. The competition is limited, and no other pub nearby matches its size or future offer. We're looking for an experienced local operator who can make the most of our investment and run a consistent, welcoming pub that appeals to both regulars and visitors alike.

About the Opportunity



Target Customers

After-Work Socialisers:

- Locals looking for a relaxed pint after work will be drawn to the pub's comfortable atmosphere and regular weekly events. Live sports and a strong drinks range will keep them coming back.

Weekend Sports Fans:

- With live matches, pub teams, and a lively atmosphere, this will be a popular spot for sports lovers on match days. The size of the pub means there's always space to gather with mates and catch the action.

Mature Locals:

- Well-established in the community, the pub will appeal to older residents who value friendly service, consistent standards, and a familiar setting. Quizzes and traditional entertainment will be right up their street.

Visting Families and Tourists:

- Being close to the beach and town centre makes it a convenient stop for visitors. A full food menu, coffee offer, and welcoming feel mean it's well-suited for daytime trade and casual meals.

About the Opportunity



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:

- A straightforward pub menu with a selection of pub favourites and crowd pleasers to cater to every taste. Designed to suit everyday occasions, from quick lunches to relaxed evening meals.

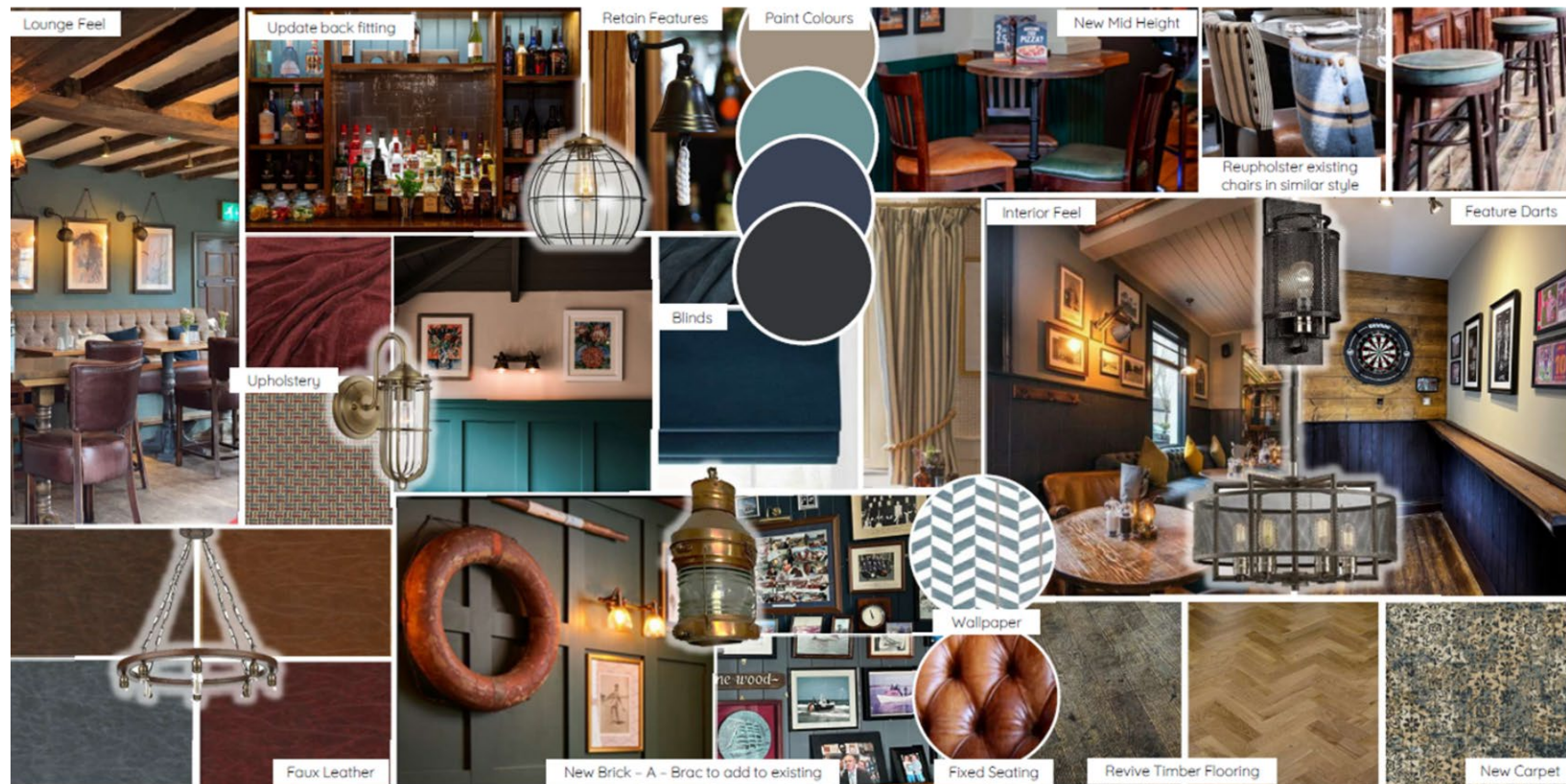
Coffee:

- A convenient pod-based coffee offer makes it easy to serve quality hot drinks throughout the day. Ideal for morning trade or as a non-alcoholic option for all ages.

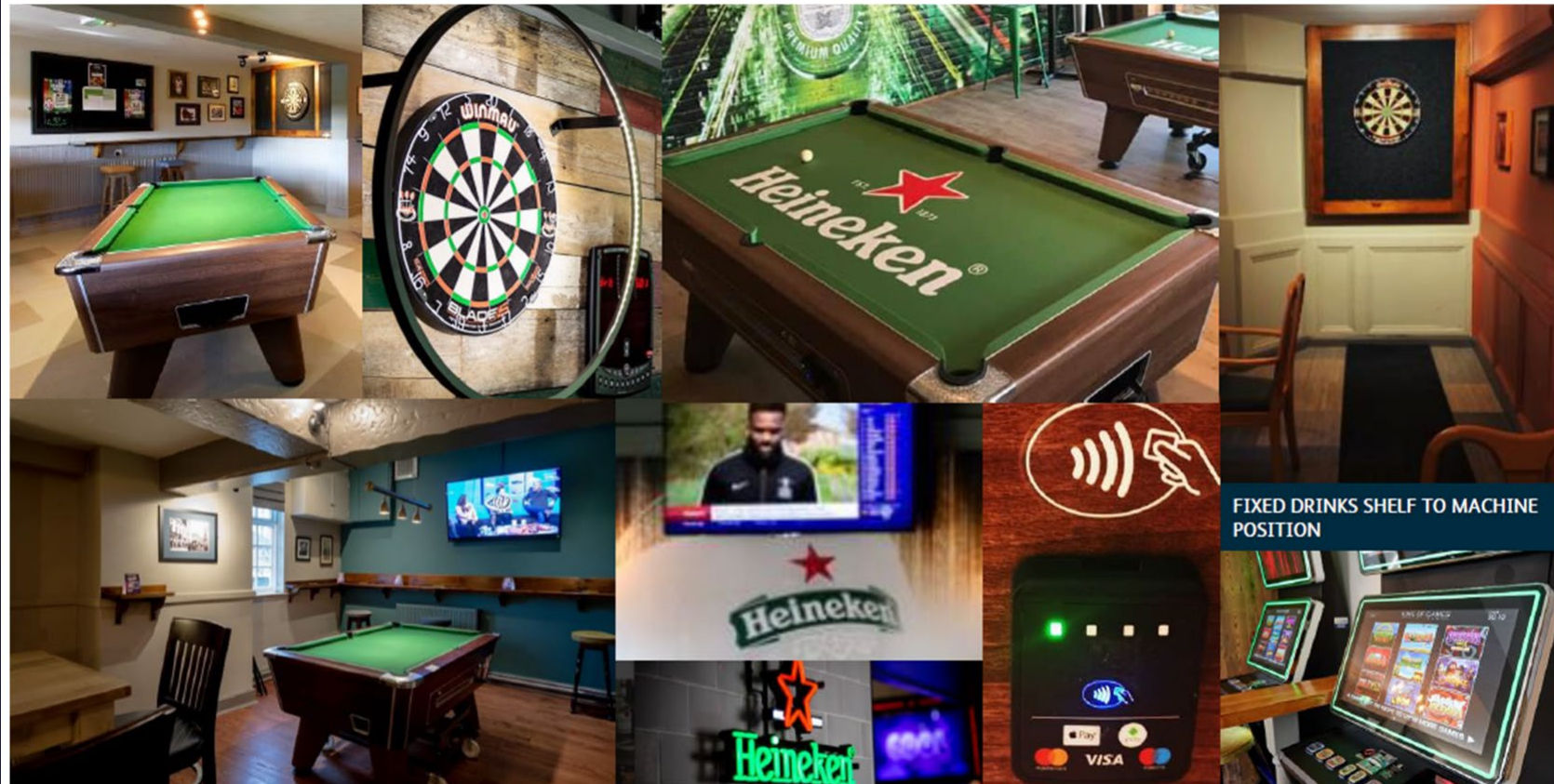
Events:

- A regular rhythm of the week will include live sports, pub quizzes, entertainment nights and pub teams. It's all about creating a lively, sociable space that keeps people coming back.

Internal Mood Board



Internal Mood Board



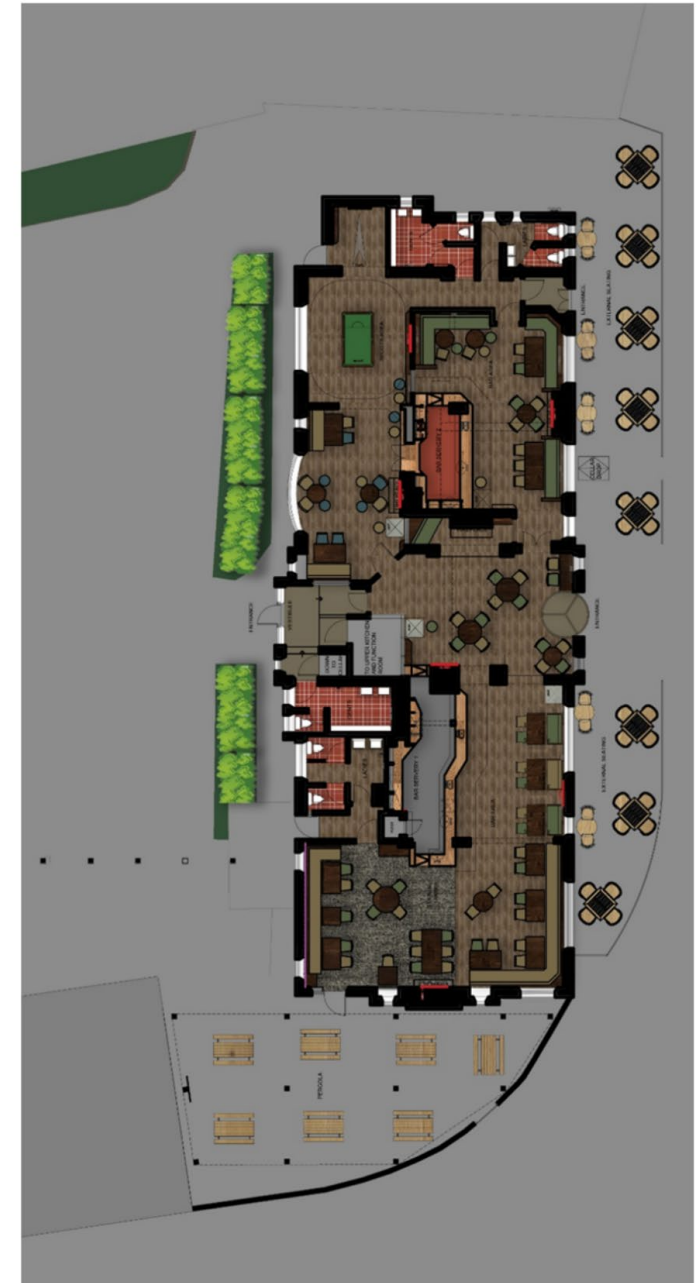
Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

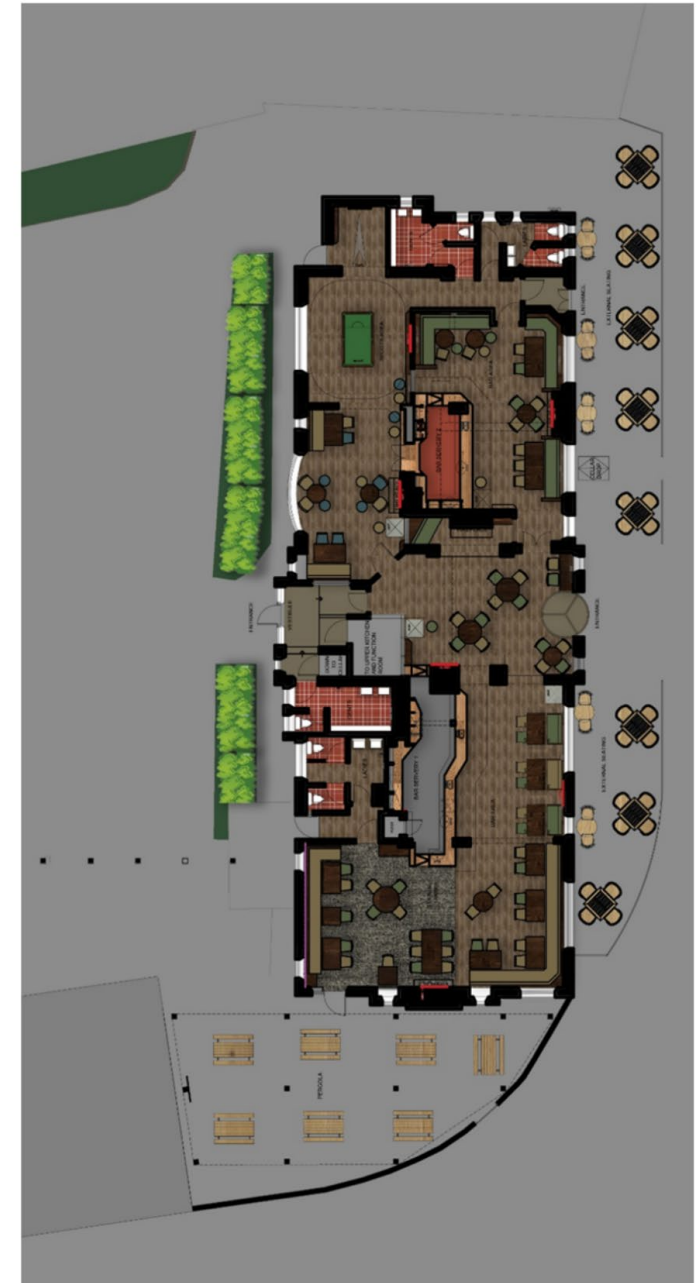
- Retain secondary glazing and clean between panes
- Block up redundant fans internally
- Retain electric fires if in working order
- New marketing positions externally to suit layout of pub
- FSPI to be carried out and completed by RPMCCTV and intruder alarm to be serviced
- Provide rotary dimmers, and existing circuits to be discussed with the designer
- New lighting where noted, retain and relamp some existing
- New poster cases
- Full internal decorations
- Reuse of existing furniture and refurbish
- New furniture where noted
- Allow for new floor finishes where noted and clean any existing
- Allow for new blackout blinds and curtains where noted
- Allow to check that all radiators are in working order and replace any damaged
- Tidy up any redundant cabling
- New power for new AWP positions



Floor Plans & Finishes

1 General Trade Areas:

- Ensure JAT specification music system and TVs
- Reupholster existing fixed seating
- Provide new feature darts wall with a halo light & an electronic scorer
- New darts kit to be provided
- Works to new TV positions, providing power and sockets
- Ensure USB sockets to fixed seating
- Bar Area: Gents Toilets
- Ensure mechanical ventilation is in working order
- General tidy & decorations
- PHS to supply toilet goods
- Make 1 no-cubicle ambulant with grab rails
- Contract clean flooring



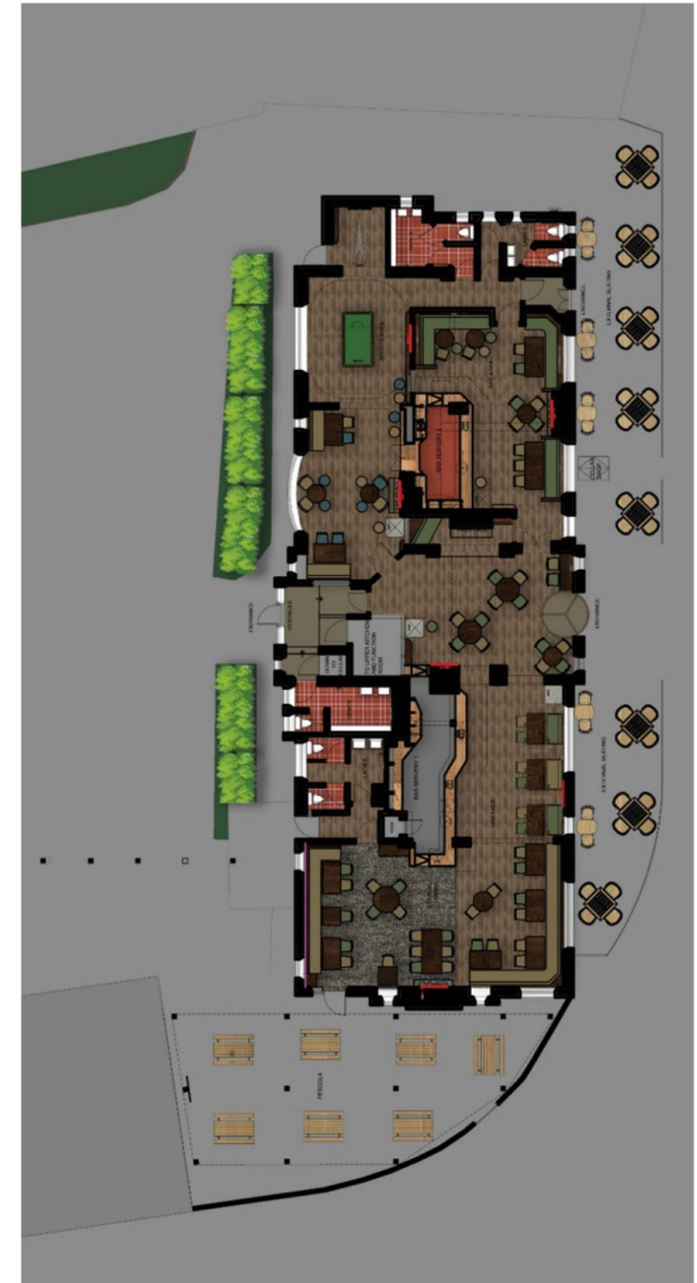
Floor Plans & Finishes

2 Bar Area – Ladies WC:

- General tidy and decorations
- PHS to supply toilet goods
- Ensure mechanical ventilation is in working order
- Make 1 no-cubicle ambulant with grab rails
- Contact clean flooring
- Strip, sand, and polish timber

3 Bar Servery 1:

- Ensure 2 no. sinks for EHO purposes
- Retain the hoist and service, ensure working
- Retain the glass wash position, new longer machine is required
- Existing coolers to be serviced by Lloyd's
- Backfitting to be upgraded, allow for bottle steps, tiles, mirror, and shelving
- Strip sand and polish the countertop
- Remove loose shelving
- Remove the pelmet and allow to extend the bulkhead over the servery counter
- Provide 2 no. tills to the front counter
- Contract clean floor



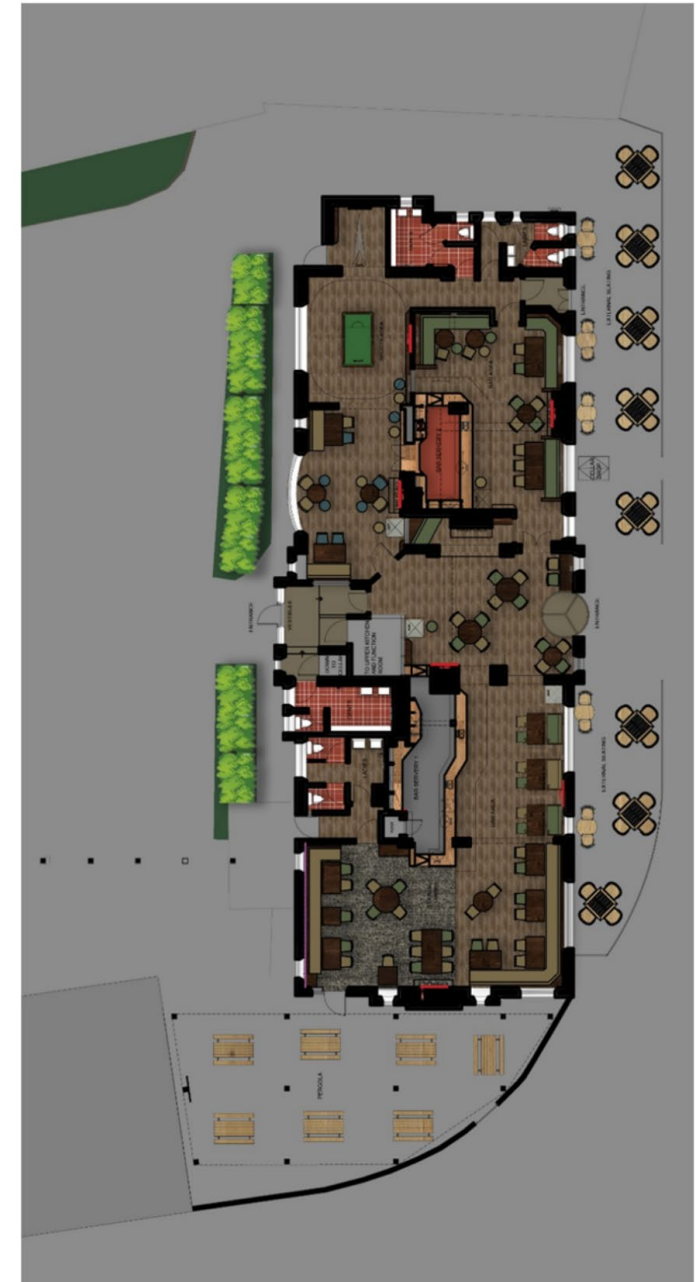
Floor Plans & Finishes

4 Bar Servery 2:

- Ensure 2 sinks for EHO purposes
- New under-counter coolers required
- Backfitting to be upgraded, allow for bottle steps, tiles, mirror, and shelving
- Strip sand and polish the countertop
- Provide glass racks for dirties storage
- Retain existing serving hatch
- Provide services and position for new coffee machine
- Allow for Jager and Blade positions and power provision
- Retain existing till positions and fill in countertops

5 Lounge Area – Ladies WC:

- General tidy and decorations
- PHS to supply toilet goods
- Ensure mechanical ventilation is in working order
- Repairs to the countertop
- Contract clean flooring



Floor Plans & Finishes

6 Lounge Area – Mens WC:

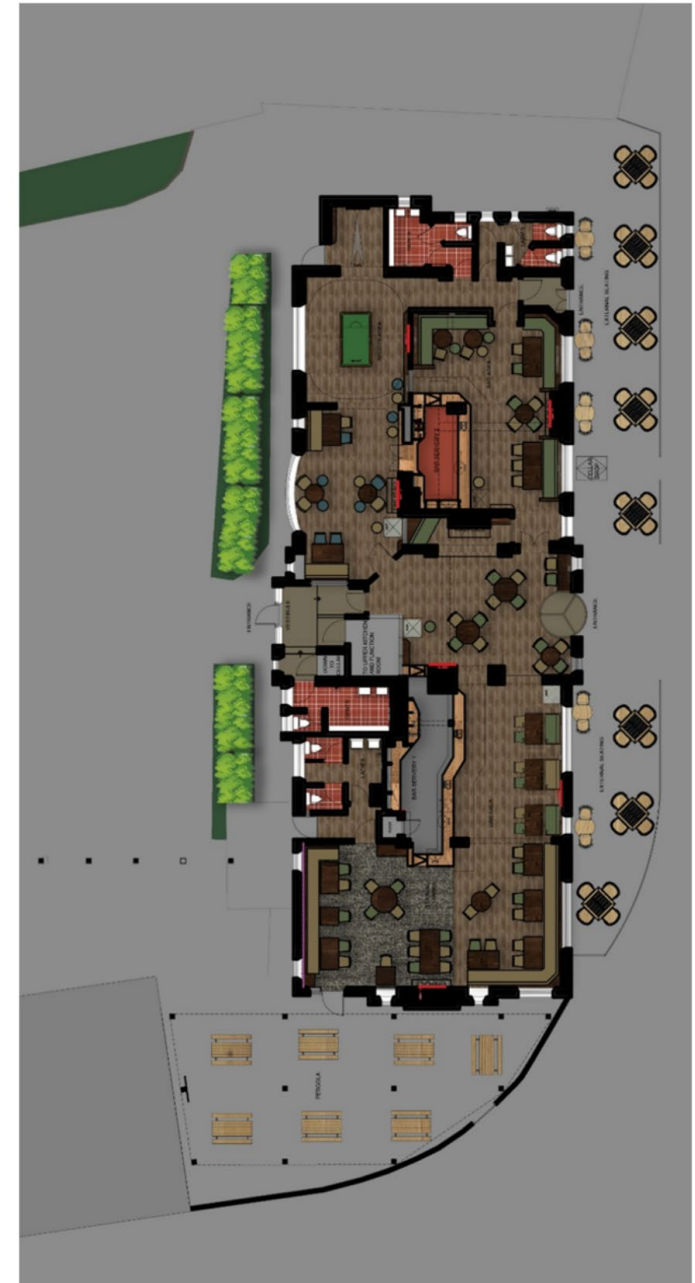
- Provide new electric radiator
- Ensure mechanical ventilation is in working order
- General tidy and decorations
- Contract clean flooring
- PHS to supply toilet goods

First Floor Kitchen:

- Complete decorations
- Clean the lay-in grid ceilings
- Layout provided by Lloyds catering

Cellar:

- Smart dispense installed
- Redecorate the ceiling only



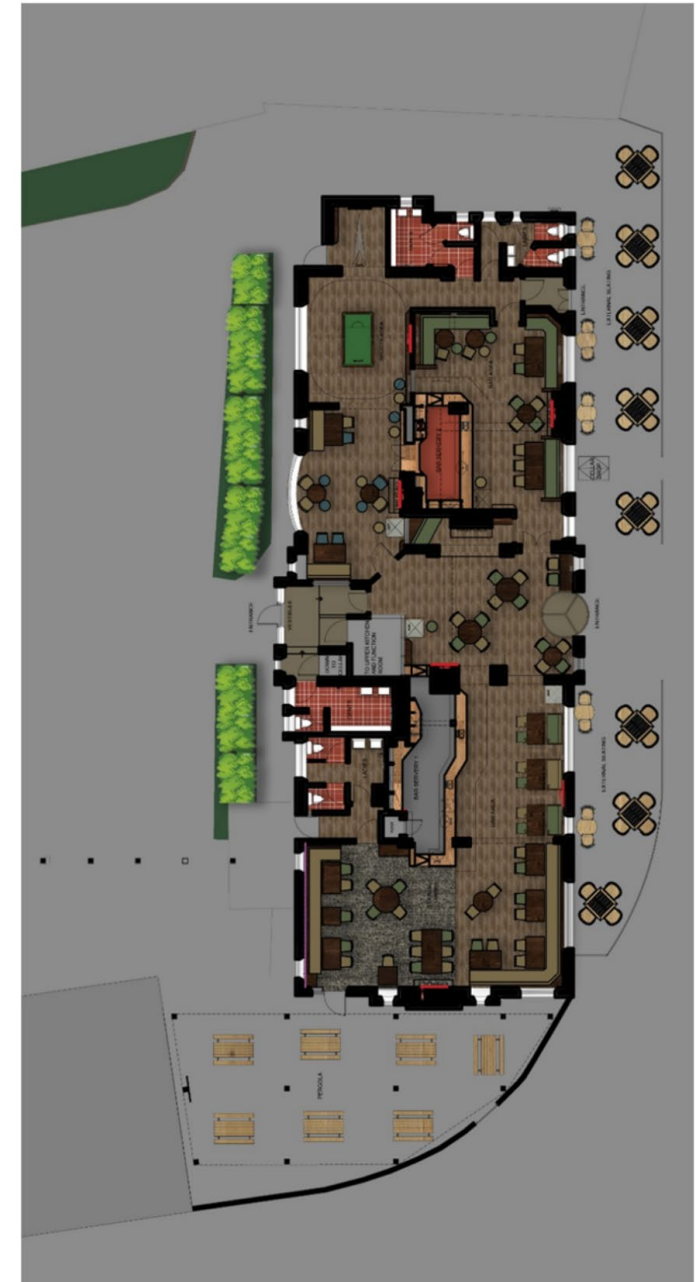
Floor Plans & Finishes

7 Accommodation:

- Full decorations to walls, ceilings and timberwork
- Provide new locks
- Provide new flooring to the corridor and contract clean the existing carpets
- Retain kitchen and bathroom and allow for minor repairs and reseal
- Provide white goods

8 First Floor Office:

- Retain office and decorate
- Provide safe
- Provide all JAT kit required power and services



External Refurbishment

Item 01

01no New pictorial signs fixed to existing bracket with new trough lights
Size: 900mm x 1200mm
Scale: 1:20



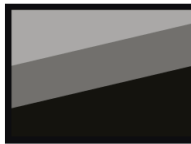
Item 02

03no Amenity signs with applied text
Size: 600mm x 900mm
Scale: 1:20



Item 03

03no A0 Correx frames to fence
Size: 1189mm x 841mm display
Scale: 1:20



Item 04

01no Set of individual housename letters fixed on special brackets
Size: TBC
Scale: N/A



Signage and external works:

- Decorate windows, doors and upper section timber only. No decorations to rendered areas
- Repair fence and gate, remove banners and provide capping where missing
- Rainwater goods to be decorated
- Minor pothole repairs to car park only
- Boat to be removed
- Decorate fire escape and jet wash clean off grease
- Posts to pergola to be retained, stained, and clean pergola roof
- Jet wash patio
- New lighting for the pergola posts
- Only essential repairs to outbuildings
- Remove the existing unsafe pergola attached to the outbuilding
- Add a new fence panel to create a bin store area
- The boundary gate to be repaired and stained
- New external furniture where noted



STAR
— PUBS —

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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