



# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Major refurbishment planned

A major refurbishment will transform the Dubliners Arms into a premium local pub. We will breathe a new lease of life into this site with our planned investment. The multiple trading areas inside the pub. The snug and bar areas will receive full overhauls and redecorations. There will be a newly fitted kitchen and carvery unit and the toilets on the ground will also be refurbished.

The outdoor space will be improved, by creating a secret beer garden with large, covered areas featuring murals and rendered walls. This space will be heated, with new lighting, so it will attract customers throughout the year and offer a fantastic space during the warmer months.

### Tourism hot-spot

The Dubliners is based in Thornaby. The pub is located on a busy corner plot on Teesdale Business Park, sandwiched between the railway and the river Tees. It lies on the edge of Thornaby but only a stroll away from Stockton town centre. Stockton town centre is due to have a £40m face lift to create a new Urban Park. The surrounding area boasts a high volume of potential customers, with 11,000 adults living within a 20-minute walk of the pub.

### A pub business with bags of potential

The Dubliners will operate as a community favourite once refurbished. The planned investment will allow us to fully re-decorate the pub with new kitchen, new back bar and trading spaces. These changes as well as the new secret garden will give the pub the ability to appeal to a broad spectrum of consumers who want to meet friends for a drink or to dine throughout the year. With 75 internal and 84 external covers, this pub has bags of potential. All we are looking for is the right operator.

## SO, COULD THAT BE YOU?

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

The newly refurbished The Dubliners will appeal to:

- Students, local businesses & suburban residents
- Tourist visitors hitting their different needs

## OFFER

When refurbished, The Dubliners will offer:

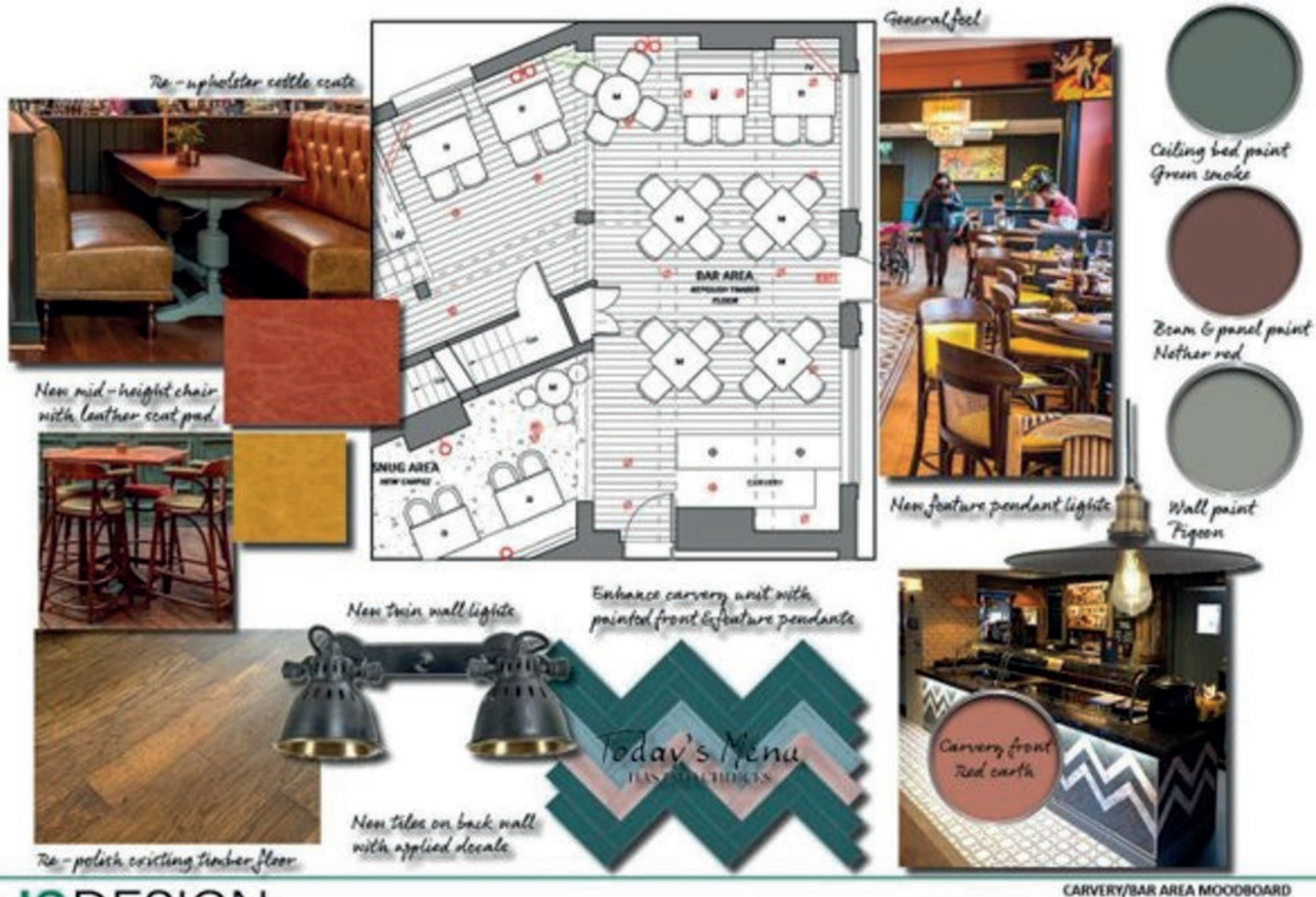
- A focused range of premium and favourite beers, ciders, craft beer and cask ale. Also, wines, spirits and minerals
- A quality, value menu including pub classics and weekend carvery
- Coffee and Wi-Fi will be a lucrative way to entice customers throughout the day
- Entertainment will be a strong addition to the pubs offer, such as weekly live music/entertainment, open mic nights and live sport



# INTERNAL MOODBOARD

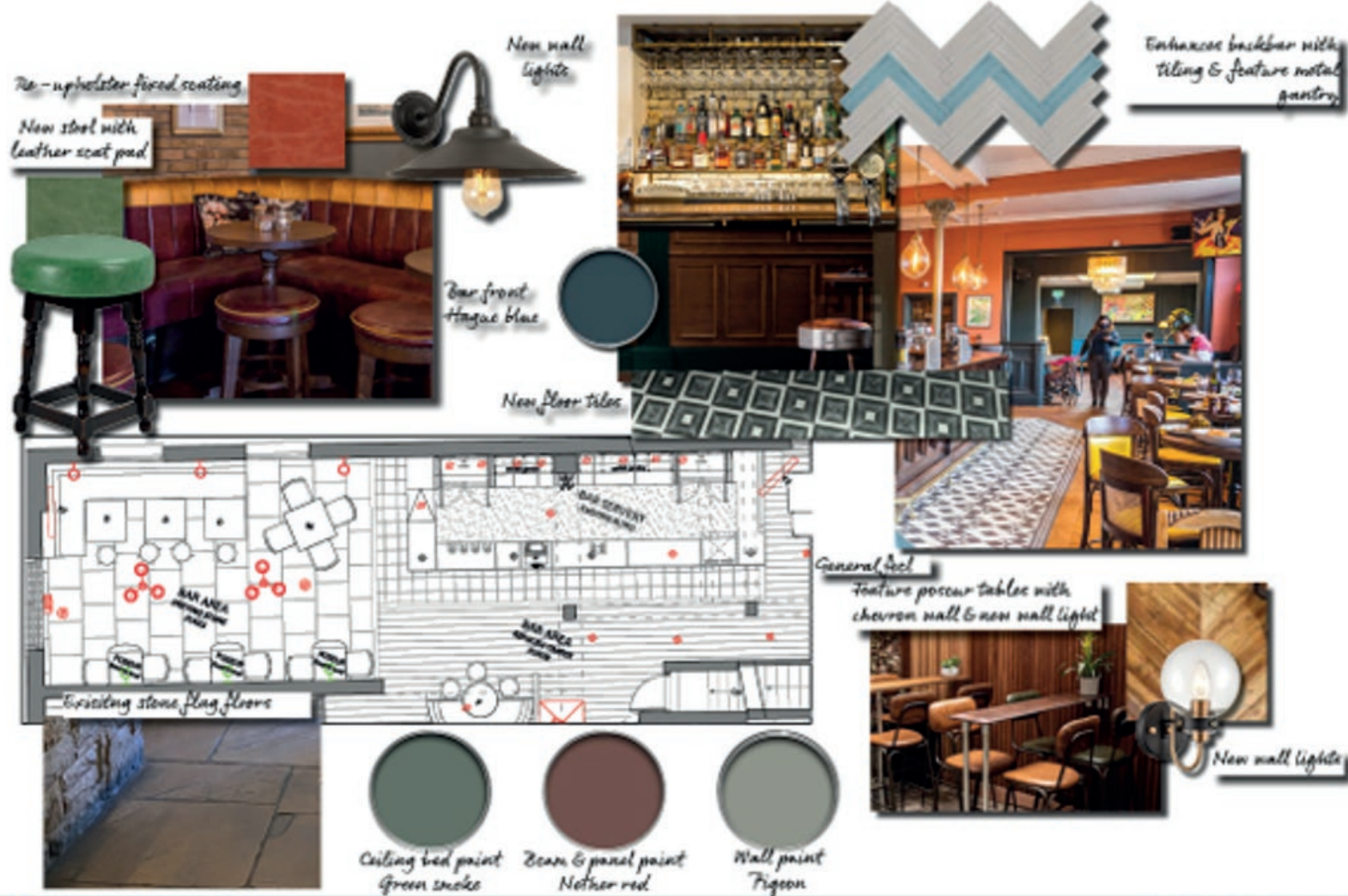


# INTERNAL MOODBOARD





# INTERNAL MOODBOARD



# INTERNAL MOODBOARD





# EXTERNAL MOODBOARD





# RENDERED FLOOR PLAN



# FLOOR PLANS & FINISHES

1

## BAR SERVERY

Works will include:

- Strip & polish bar & back bar top
- Repolish bar front & add LED strip
- Enhance back bar & create centre feature in steel cage
- Repair/clean Altro
- New feature metal gantry
- New lights
- New perimeter floor tiling

2

## BAR AREA

Works will include:

- Clean existing stone flag tiles
- Reupholster fixed seating
- Full redecoration
- New light fittings
- Overhaul lobby doors & add decals
- New feature poseur tables & light fittings

3

## FRONT BAR AREA

Works will include:

- Full redecoration
- Strip & repolish timber floor
- Full refurbishment of existing furniture
- New light fittings
- Refurbish all furniture & add new feature to fireplace





# FLOOR PLANS & FINISHES

4

## SNUG

Works will include:

- Full redecoration
- New carpet
- Recover fixed seating
- Add feature wallcovering
- Retain, repair & clean timber blinds
- New light fitting
- Repair & repolish/paint tables

5

## KITCHEN

Works will include:

- Full industrial clean
- Full redecoration
- Conduct proposed layout as per Lloyd's layout
- Clean & repair existing flooring

6

## CARERVY UNIT

Works will include:

- Full strip & repair tops, & paint front
- New feature tiling to back wall with applied decals
- New feature lighting over counter



# FLOOR PLANS & FINISHES

7

## LADIES WC

Works will include:

- Full redecoration in cubicles
- Repair & regrout wall tiles
- New feature floor tiles
- Reglaze window

8

## GENTS WC

Works will include:

- Repair & industrial clean floor tiles. Add sit on skirting tiles
- Repair/repaint all sanitary ware
- Clean & regrout all wall tiles
- Add feature timber boarding with mural/signwriting
- Add feature mirror detail





# EXTERNAL REFURBISHMENT

## SIGNAGE AND EXTERNAL AREA

Works will include:

- Strip existing roof & add roofing membrane & recover
- Repair damaged timber below
- Fully redecorate all timber. Refurbish benches Redecorate seating below & add external cushion seats
- Power wash paving
- Overhaul heaters & add new festoon lighting
- Add murals to timber & render walls
- Part redecorate main facade in signwriting
- Refurbish to lanterns, each side of doors
- New external benching & brollies
- New planting





## 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](http://www.starpubs.co.uk)**