



# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Dubliners, Thornaby Pub Refurbishment!

We're investing in a full refurbishment of this Thornaby pub, transforming both the inside and outside to create a standout Irish-themed community venue. Inside, all rooms and toilets will be upgraded, with a redeveloped kitchen and smart new finishes throughout. Outside, striking signage and decoration will give the pub real kerb appeal and a clear identity. The result will be a quality local that feels fresh, welcoming and ready to trade.

### Elevate Your Investment: Witness the Transformation

With 97 covers inside, 94 outside, a catering kitchen, beer garden and two-bedroom private accommodation, the pub is well equipped to attract a wide customer base. Its location near the university, transport links and business park means there's strong potential to draw in students, young workers, and locals alike. A rhythm of the week built around live Irish entertainment, sport, quizzes and hearty food with an Irish twist will set it apart from nearby competition.



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## Target Customers

### Students and Young Workers:

- Drawn from the nearby university and business park, they'll come for affordable food, sport on TV and lively themed entertainment. The Irish identity and rhythm of the week will give them a fun, social space to gather.

### Local Residents:

- Families and locals will use the pub as a welcoming community spot. The refreshed look, beer garden and quality finishes will make it a place to relax and enjoy meals or drinks close to home.

### Lunchtime Trade:

- Workers from nearby offices and light industry can pop in for a quick bite or coffee. The pub's location makes it an easy choice for mid-day breaks.

### Entertainment Seekers:

- People from further afield will be attracted by the strong live music, quizzes and themed Irish nights. These regular events will set the pub apart from others in the area.

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## The Offer

### Drinks:

- A full HEINEKEN UK range will be available, with Murphy's as a standout feature to reinforce the Irish theme. The drinks offer will cater for both everyday regulars and event nights.

### Food:

- Classic pub favourites will be served with an Irish twist, offering hearty dishes that suit both everyday meals and group occasions. The redeveloped kitchen will support a consistent and reliable menu.

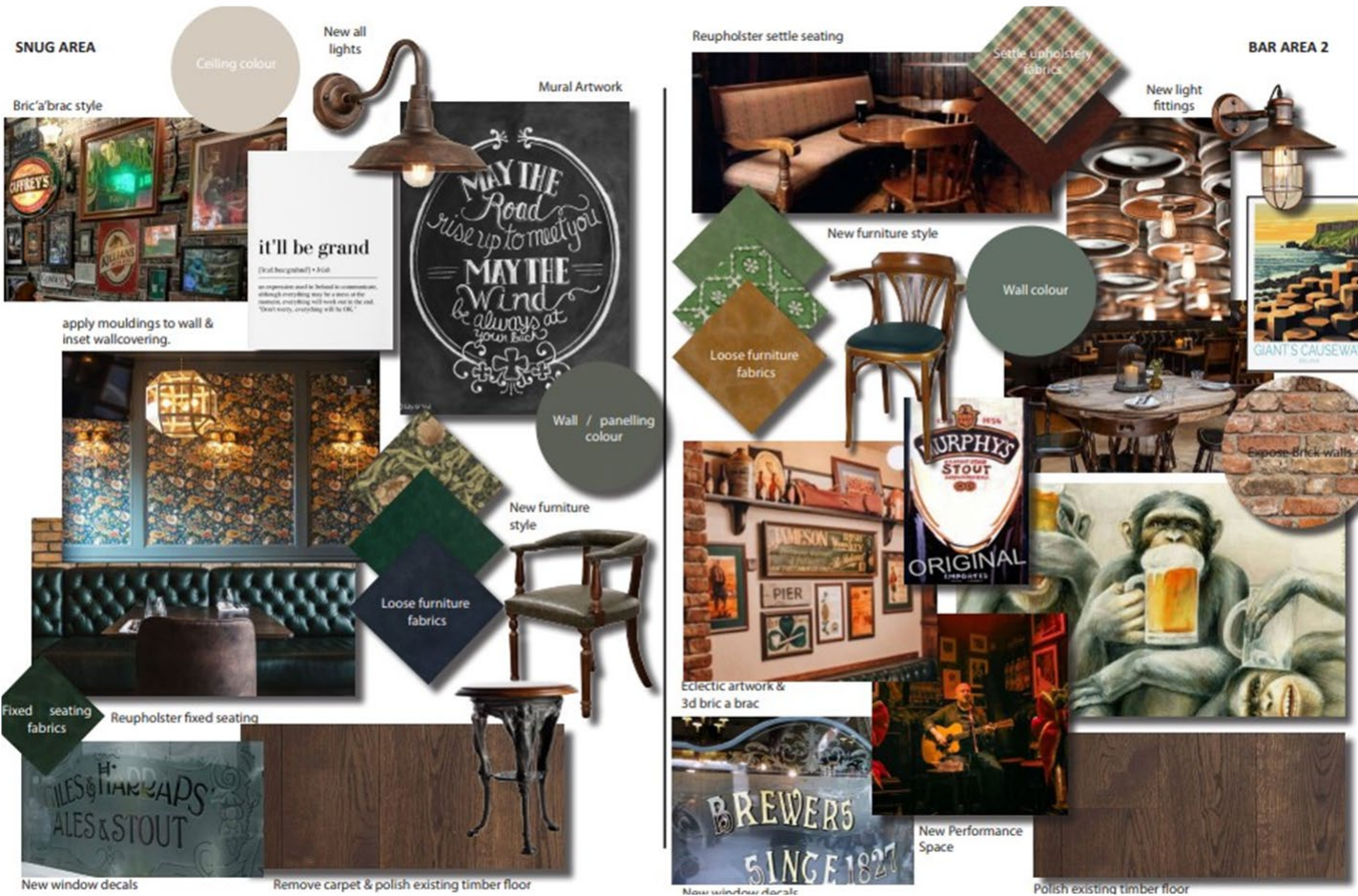
### Coffee:

- A simple pod coffee offer makes the pub a convenient stop for daytime visitors and lunchtime trade. It adds an easy extra option alongside food and drink.

### Events:

- A strong rhythm of the week will include live Irish entertainment, sport screenings and pub quizzes. These regular events will create a lively atmosphere and keep customers coming back.

# Internal Mood Board





# Internal Mood Board

## BAR AREA 1

General feel- posur seating & artwork style



## BAR SERVRY

New metal ceiling tiles

Enhance back bar with tiling & feature mirror panels



# Internal Mood Board

## TOILETS

New mirrors in gents



Timber boarding with sign writing



Door signage



New vanity unit in ladies



New artwork



Ladies vinyl flooring



Ceiling colour

Wall colour gents

Wall colour ladies

Re-paint cubicles in crackle glazed in both gents & ladies wc

Toilet cubicles colour

New wall lights



New external furniture & umbrellas



EXTERNAL AREAS

Wall mural artwork



Festoon lighting



General feel - covered area



New external planting



General feel - mural style

# Rendered Floor Plan





# Floor Plans & Finishes

## 1 Bar Servery:

- 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:

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



# Floor Plans & Finishes

## 3 Front Bar Area:

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

## 4 Snug:

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



# Floor Plans & Finishes

## 5 Ladies WC:

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

## 6 Gents WC:

- 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

## 7 Carvery Unit:

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





# Floor Plans & Finishes

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## Kitchen:

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

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## Seating Area:

- Strip existing roof & add roofing membrane (covered seating area only) & 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



# External Refurbishment



## Signage and external works:

- Part redecorate main facade inc signwriting
- Refurbish lanterns, each side of doors
- New external benching & brollies
- New planting





**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.

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🖱️ [www.starpubs.co.uk](http://www.starpubs.co.uk)

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