

FOOD SERVED - PUB GAMES

LION & STAR

LIVE SPORTS - PUB GAMES



About the Opportunity



Why Invest?

Exciting Opportunity: Lion & Star, Kirkintoloch Pub Refurbishment!

Located in the heart of Kirkintilloch, The Lion & Star is set to become a revitalised social hub following a full internal and external refurbishment. Positioned on the main street and just a short walk from the town centre, the pub benefits from a strong mix of mature households and younger residents. With over 3,400 adults within a 10-minute walk and more than 10,600 within 20 minutes, the location is ideal for building consistent trade throughout the week.

Elevate Your Investment: Witness the Transformation

The upgrade will modernise the interior trading space, introducing a new sports zone at the rear, alongside updated décor and refurbished toilets. Externally, a complete redecoration will enhance kerb appeal. Once complete, the pub will cater to a wide range of occasions - from casual drinks with friends and live sports viewings to relaxed family dining. A refreshed food and drink offer, entertainment programme, and newly zoned layout will help position this as a welcoming and versatile venue.

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Target Customers

Sports Fans:

- Customers looking for a great pub to watch live football, rugby and other televised sport.

Social Groups & Locals:

- Groups of friends meeting for midweek pints or lively weekend nights out.

Families:

- Locals seeking a relaxed spot to enjoy casual meals in a welcoming setting.

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The Offer

Drinks:

- The pub will offer a broad range of drinks including lagers, premium beers, ciders, spirits, wines, and soft drinks. The selection will appeal to a wide mix of customers across different occasions, from casual drinks to weekend celebrations.

Food:

- A familiar pub menu will be available, with a focus on classic dishes and pub favourites, designed to suit the tastes of the local community.

Coffee:

- A simple coffee offer will be in place to appeal to daytime visitors and non-drinkers, helping broaden the pub's overall appeal.

Events:

- The Lion & Star will offer Sky Sports and TNT, along with regular entertainment such as quizzes, live music, and local events to create a strong rhythm of the week and maintain energy throughout the trading week.

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1

General Trade Areas:

- Full internal decorations throughout.
- New lighting throughout.
- Installation of new flooring.
- Strip, stain, and polish existing timber flooring.
- Reupholster existing fixed seating bays.
- Recover existing loose furniture.
- Provide new loose furniture.
- Allow for new AWP and TV positions.
- Provide power to new TV and AWP positions.
- New bric-a-brac design elements.
- New feature darts board with halo light and electric score board.
- Provide oches darts mat.
- New entrance matting.



Floor Plans & Finishes

2 Bar / Sports Area:

- New tiled flooring to bar apron, altro flooring behind bar.
- Provide two over bar glass racks and backbar upper case.
- Reposition coffee machine.
- Refurbish glass wash and double coolers.
- Install/Refurbish new and existing light fittings
- Strip, stain, and polish counter bar top.
- Investigate and provide flush floor sockets near pool table.

3 Kitchen & Cellar:

- New altro flooring.
- New power points and check loadings.
- Decorations to ceiling and timber works.
- Catering scheme to be by specialists.

4 Ladies & Gents Toilets:

- Redecoration throughout
- New vanity units to both ladies and gents.



External Refurbishment



Signage and external works:

- New signage scheme
- Full external decorations
- Hanging baskets to front elevation with irrigation system
- New fixed benches
- New and refurbished internal furniture
- Refurbishment of selected existing external furniture



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

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