

Lion & Star, 32 Townhead, Kirkintilloch, Glasgow, G66 1NL

About the Opportunity









Why Invest?

Exciting Opportunity: Lion & Star, Kirkintolloch Pub Refurbishment!

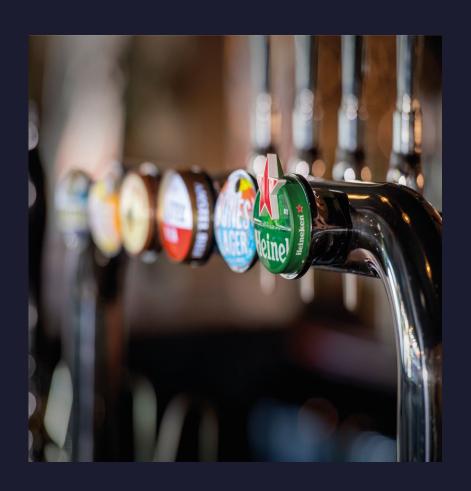
Located in the heart of Kirkintilloch, The Lion & Star is set to become a revitalised social hub following a full internal and external refurbishment. Positioned on the main street and just a short walk from the town centre, the pub benefits from a strong mix of mature households and younger residents. 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:

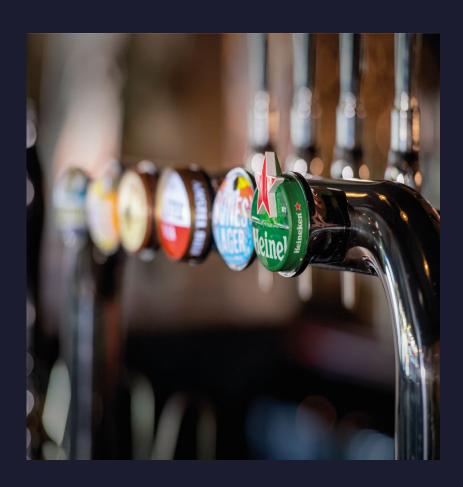
• Groups of friends meeting for midweek pints or lively weekend nights out.

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



- 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

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.

Sitchen & Cellar:

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

Ladies & Gents Toilets:

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





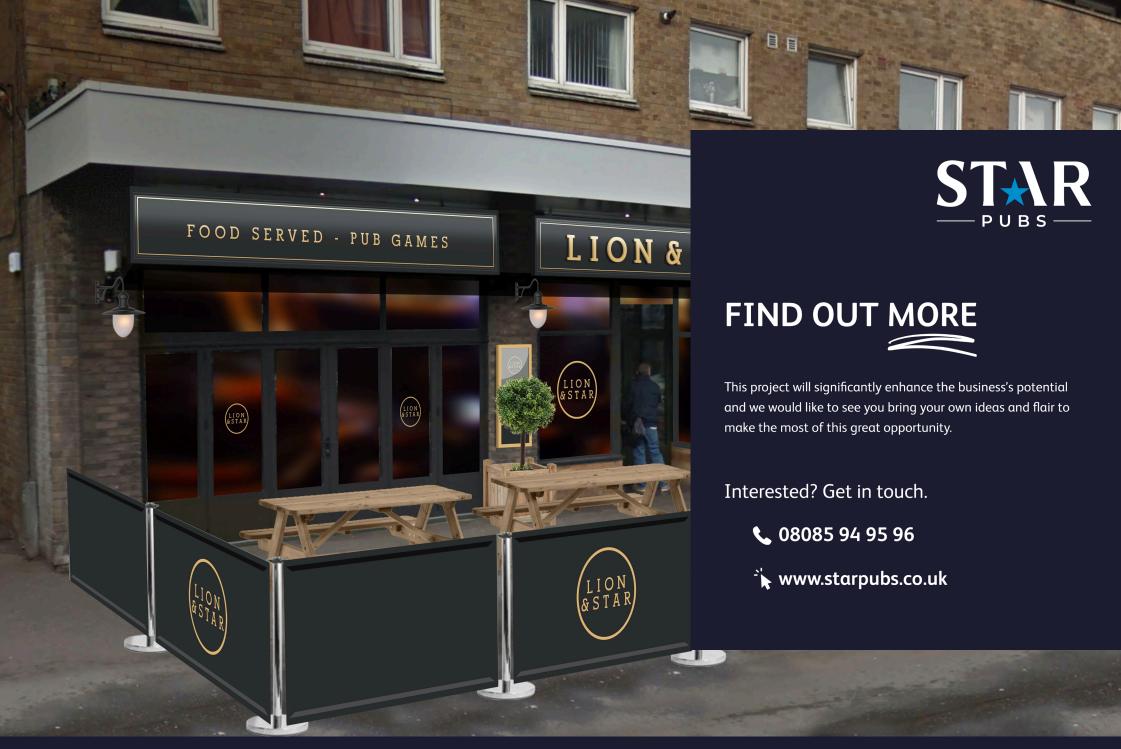
External Refurbishment





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



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