



● CUIKEN, 28 EDINBURGH ROAD, PENICUIK, EH26 8NW ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic refurbishment planned

The trading areas will be refurbished and redecorated to create a modern pub with distinct areas for drinking and eating making this a great premium local.

A full external redecoration of the signage will rename the pub and drive great kerb appeal.

Excellent location

In the area of Penicuik 12 miles from Edinburgh city centre, with a 15 minute walk from the main high street. The pub is surrounded by a busy neighbourhood with lots of families and close to a number of new housing developments. Around 11,000 people (18+) live within a 20 min walking distance of the pub with this set to grow.

Unmatched potential!

There are 6 pubs within a 20 min walking distance of the pub however there are range of independent bars, cafes and chains on the high street. The pub has 65 internal covers and externally a full external redecoration of the signage will rename the pub and drive great kerb appeal.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, The Pentland Inn will appeal to a very broad spectrum of customers, including:

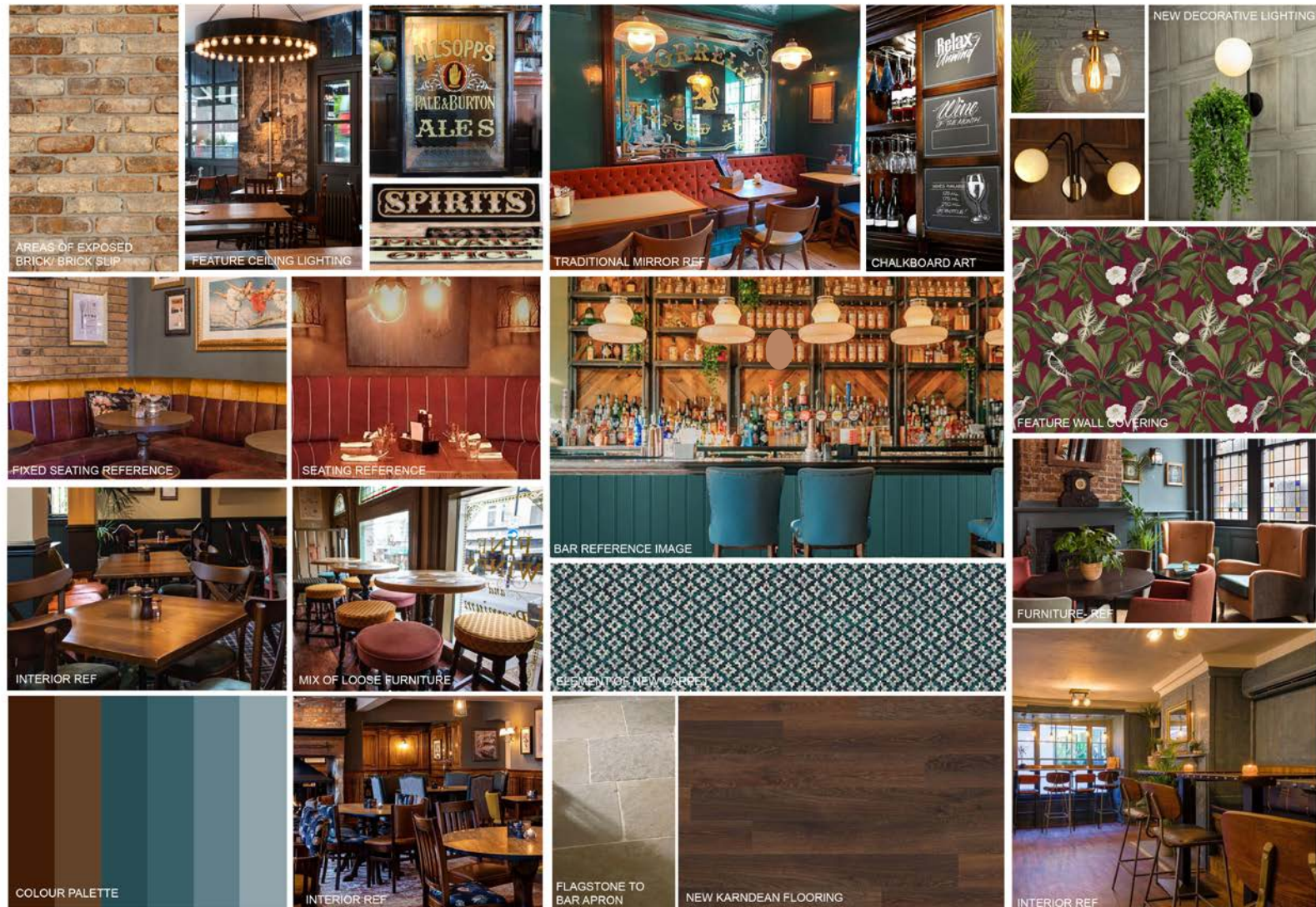
- Families looking for a pub with a friendly atmosphere
- Friends looking for a place to socialise after work or at weekends
- Sports fans looking to watch live sport with some drinks and snacks

OFFER

When refurbished, The Pentland Inn will offer:

- An extensive range of classic and premium lagers, spirits, wines, and cocktails and low and no alcohol options.
- A crowd pleasing menu full of pub classics to complement the drinks offer.
- The entertainment offer should complement the pub with regular events such as weekend music and Pub Quiz

INTERNAL MOODBOARD



RENDERED FLOORPLAN



FLOOR PLANS & FINISHES

1

INTERIOR

- Bar and back gantry to be upgraded
- New floor finishes in a mix of carpet and karndean as per the proposed plan
- Fixed seating layout to be altered and seating reupholstered as detailed
- Timber screens to be altered to increase visibility
- Mix of new and refurbished loose furniture to be provided throughout
- New decorative lighting
- New TVs and audio to suit layout
- Waiter station to be refurbished
- Full internal decoration including feature wall finishes and bric a brac
- Unisex, Ladies & Gents toilets to be redecorated and new lighting fitted.
- Minor works to cellar including décor and new equipment
- Kitchen to be upgraded as per Specialists design and details

1



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- Full external works to be carried out including full external decoration, new signage, lighting and planting.
- Window to be reinstated to the rear to increase daylight into rear drinking/dining zone
- New fence to be formed to the rear



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**