

About the Opportunity









Why Invest?

Exciting Opportunity: The Abbey Pub Refurbishment Planned!

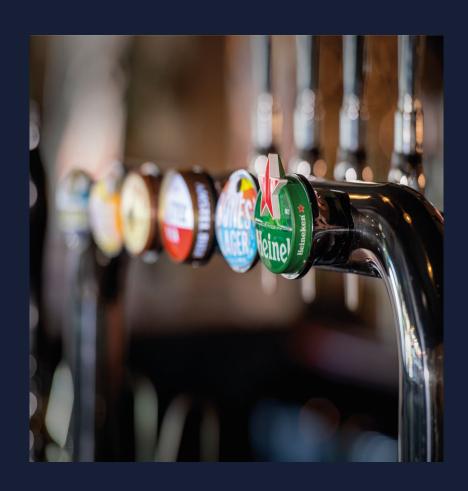
Situated in the heart of Edinburgh's historic city centre, right on the Royal Mile, The Abbey offers a unique opportunity. Its strategic location opposite the Scottish Parliament and near Holyrood Palace draws in over 500,000 annual visitors, with Edinburgh Waverley Station a short walk away. Within a 10-minute radius, nearly 8,000 residents reside and within a 20-minutes, over 40,000 potential customers can be reached. Despite the competition, The Abbey stands out favourably, benefiting from proximity to key landmarks, residential areas, and student hubs.

Elevate This Pub: Witness the Transformation

Ideal for an operator with hospitality experience, The Abbey is poised to attract a diverse clientele, from students and young professionals to families and tourists. Following a planned refurbishment focusing on a modern ambiance and a revamped food and drinks menu, The Abbey will appeal to groups of friends, co-workers seeking post-work refreshments, and visitors exploring Edinburgh's rich attractions. With its unique positioning and investment in a complementary food offer, The Abbey presents a promising venture for savvy operators ready to capitalise on this bustling locale's vibrant atmosphere.

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Target Customers

When refurbished, The Abbey will appeal to:

Local Residents and Professionals:

 Nearby professionals and residents living and working within a short walking distance of The Abbey will appreciate its convenient location for after-work gatherings, casual lunches, and weekend meetups.

Students and Young Adults:

With a mix of students and young adults in the surrounding areas,
 The Abbey will appeal to this demographic seeking a lively atmosphere, quality drinks, and modern pub fare for socialising and unwinding.

Tourists Exploring the Area:

 Being in the heart of Edinburgh's historic city centre, The Abbey will attract tourists and day trippers exploring nearby landmarks such as the Scottish Parliament and Holyrood Palace, offering them a charming pub experience during their visit.

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The Offer

When refurbished, The Abbey will offer:

Drinks:

• An extensive drinks range at The Abbey, featuring premium lagers, craft beers, and ales, alongside a wide selection of soft drinks, wines, and spirits.

Food:

• A modern menu at The Abbey, highlighting small plates bursting with flavour, artisanal flatbreads, and mouth-watering burgers made from locally sourced ingredients, guaranteeing a delightful dining experience for your customers.

Coffee:

• Enhance the offer at The Abbey with a freshly brewed bean-tocup coffee experience, ensuring your customers start their day right or enjoy a comforting break during their visit.

Events:

• Embrace the vibrant atmosphere at The Abbey, where occasional entertainment complements key events ensuring a dynamic experience for your patrons.

Internal Mood Board





Rendered Floor Plan





Floor Plans & Finishes

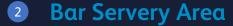
General Trade Areas

- Conduct full redecoration of all painted surfaces in trading areas.
- Refinishing of panelling in the main bar area.
- Modify the opening between the main bar and bookable space, installing two sets of new bi-fold timber doors.
- Install a new run of fixed seating at dining height in the rear dining/bookable space.
- Maintain existing flooring in main trade areas
- Lay new matting flooring in entrances/lobbies and the kitchen service area.
- Refurbish sections of existing fixed seating throughout the establishment.
- Refurbish and redecorate all existing doors.
- Part refurbished / Part new loose furniture throughout.
- Upgrade new bric-a-brac and poster cases throughout.
- New decorative light fittings in accordance with agreed budget.
 Retain the existing over bar pendants.
- New TV's and music installation, incl. meeting room facility to bookable area.





Floor Plans & Finishes



Main Front Bar:

- Retain the existing front bar servery.
- Complete re-polishing of the front bar servery. Reuse and retain pendants over the main front bar.

Central Front Bar:

- Add new pendants to the front bar and reorganise the till location and product layout.
- Fully sand and polish the front bar to restore its appearance.

Backfitting Refurbishment:

 Refurbish the existing main run of backfitting, retaining the free pour system and improving merchandising with additions such as tiling and mirrors.

Timberwork and Equipment:

- Remove all unnecessary equipment and relocate the coffee machine to this section of the back bar.
- Install new tiling and conduct sanding and re-polishing of all timberwork to maintain a cohesive look throughout the bar.





Floor Plans & Finishes

3 Kitchen & Cellar Area

- Full redecorations throughout kitchen areas.
- Localised repairs and redecorations to back of house areas and the existing cellar.
- New lockable spirits cage to the existing racking unit in the rear store area.

Ladies' & Gents' Toilets

- Isolated repairs, new silicone and full redecorations to the ladies', gents' and accessible toilet.
 - New vinyl flooring to the accessible and ladies' toilets.
 - Existing vanity units in ladies and gents repaired & re-faced.





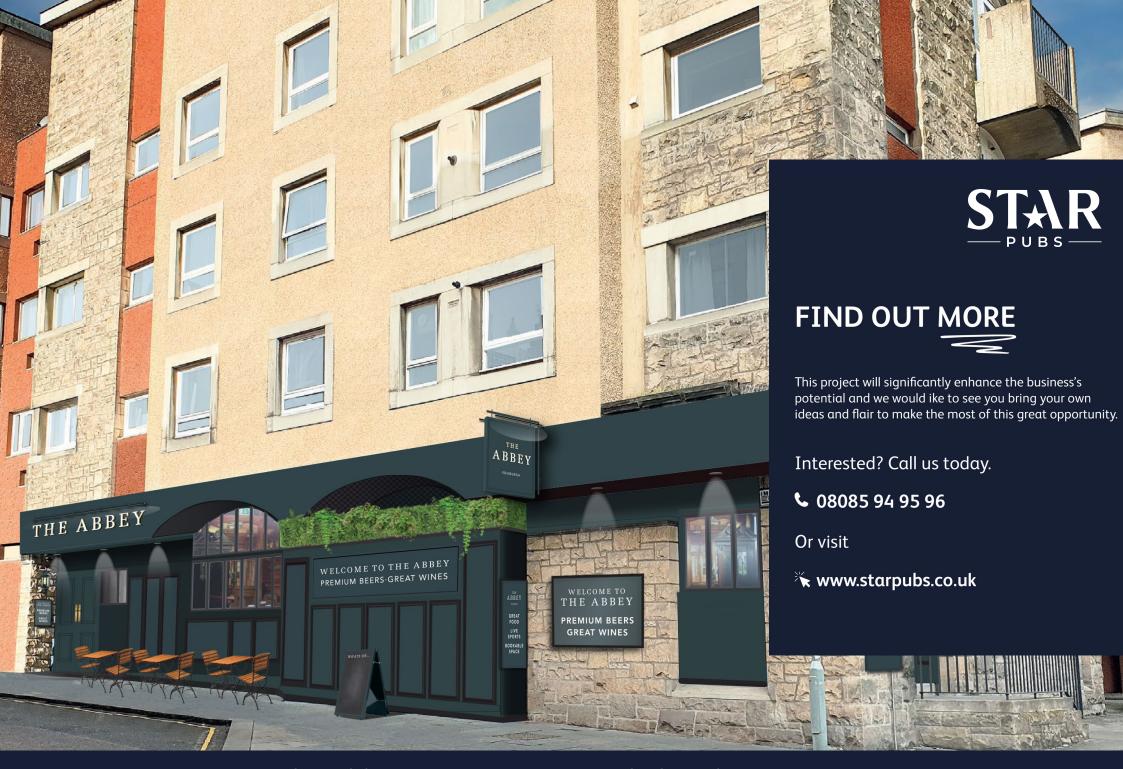
External Refurbishment





Signage and external works

- Conduct pre-decoration repairs to external surfaces.
- Redecorate all existing painted surfaces externally with a new colour scheme.
- Install new signage and lighting according to the agreed design, pending planning approval, including a new hanging sign.
- Place new external furniture in the pavement area in compliance with the agreed pavement license.



The Abbey, 67 Canongate, Edinburgh, EH8 8BS