



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-to-cup 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

1 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

2 Bar Servery Area

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.



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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

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