



Pub Name: Station Bar

Location: Helensburgh

Scope of Works

Area	Works to be completed
External	• Existing signage retained • External areas redecorated
Main Trade Area	• Full internal redecoration, retaining existing brick and stonework • New flooring where required • Existing spotlights retained and upgraded to LED • New lighting added where required • Existing fixed seating reupholstered • New window dressings • New bric-a-brac • Existing furniture reused, with additional furniture where required • Sports viewing supported with Sky TV and TNT Sports connections
Bar Area	• Existing timber flooring repaired, stripped, stained and polished • New feature tiled bar apron • Fixed seating refreshed • New USB and USB-C charging points • Existing AWP position retained with new central drinks shelf and screen • Raised seating area improved • Existing jukebox retained
Bar Servery	• Bar front repainted and bar tops stripped, stained and polished • Back bar refreshed with new tiling, mirrors and adjustable illuminated shelving • Existing till relocated • Bar front modified to improve access • New glasswasher and ice machine • Existing bottle coolers retained and serviced

	• New spotlights • New bar product layout • New coffee, Jäger and BLADE positions • Deep clean and repairs to existing servery finishes
Lounge	• Existing stone and brickwork retained • New timber screens introduced • New carpet • Fireplace retained • Existing screens removed and affected areas made good • New decorative screens to windows
Toilets	• Gents and ladies refreshed and redecorated • New toilet seats • New safety vinyl to the gents • New radiator and baby changing unit to the ladies • Existing lighting retained and upgraded to LED where required • New ironmongery to cubicle doors
Cellar	• SmartDispense and cellar cooling serviced • Existing sump pump retained • Catering specialist to provide the kitchen layout • Canopy repairs • Quarry tile flooring cleaned, repaired and regrouted

Summary

This Invest for Success scheme is designed to enhance the pub's trading potential through targeted capital investment. The work focuses on improving the customer experience, operational efficiency and long-term sustainability of the business.

Applicants should be aware that all refurbishments are subject to final board approval, which will be determined as part of the leasing process.