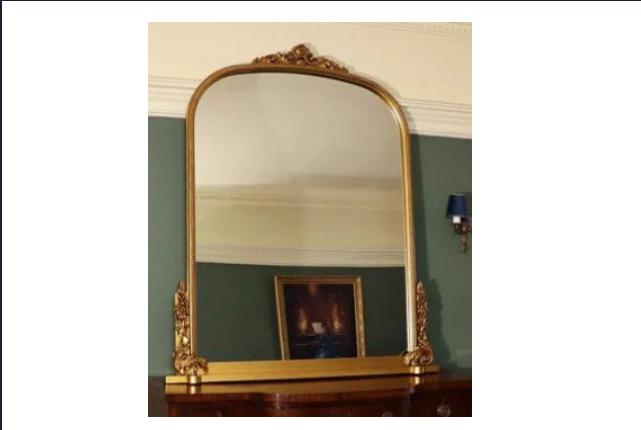




# About the Opportunity



## Why Invest?

### Exciting Opportunity: Carlton Bar Pub Refurbishment!

We're making a significant investment to transform this pub in Castlegate Square, Aberdeen. The refurbishment will completely refresh both the inside and outside, with new décor, lighting, flooring, signage and furniture. The bar will be upgraded, the toilets redecorated and the whole space given a warm, traditional look and feel that brings the building back to life as a proper community pub.

### Elevate Your Investment: Witness the Transformation

With 49 covers inside and 16 outside, it's a simple one-bar operation in a central location that's just a short walk from Aberdeen train station. The pub will be geared towards a straightforward wet-led offer with well-known drinks brands, plus live sport, quizzes and occasional music. It's best suited to someone experienced, though it could work for the right individual who's keen to run a welcoming pub at the heart of a busy city square.



# About the Opportunity

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## Target Customers

### Local Residents:

- People living in and around Castlegate Square looking for a relaxed community pub with familiar drinks and a welcoming atmosphere.

### After-work Socialisers:

- Workers heading from the city centre or train station who want a straightforward place to catch up over a pint and watch the match.

### Students & Young Adults:

- A younger crowd drawn to affordable drinks, quizzes, sport and the lively social setting.

### Visitors & Tourists:

- Those exploring Aberdeen who want to experience a traditional pub in a historic square, close to shops and attractions.

# About the Opportunity

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## The Offer

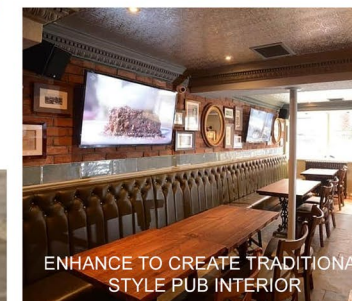
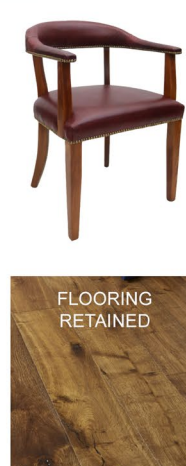
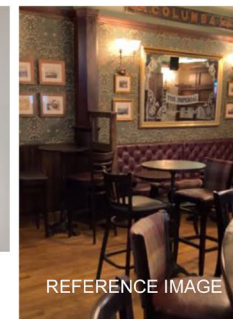
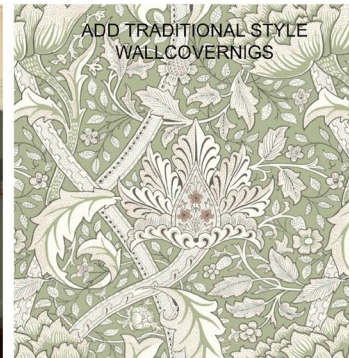
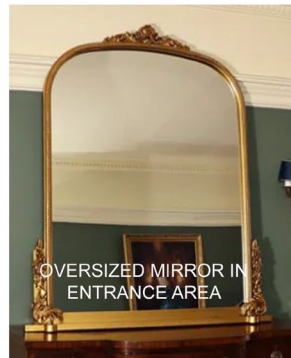
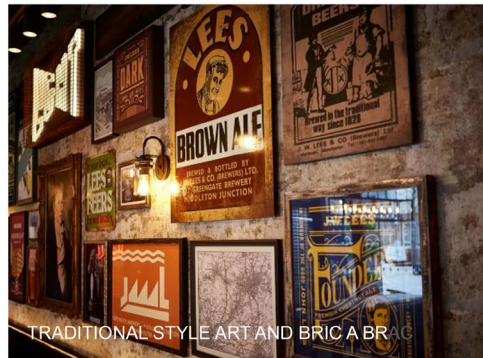
### Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits and wines, along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

### Events:

- The pub will offer live sports, live music and pub quizzes. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

# Internal Mood Board





# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Areas:

- Reposition AWP.
- Existing slate flooring to be retained, to be deep cleaned and grout repairs carried out as necessary.
- Existing timber floor to be stripped and re-sealed. Allow sum to patch where alterations have been made.
- Existing settle benches re-upholstered. To be re-positioned.
- Remove existing seating and make good all affected surfaces.
- New section of seating with finished screen installed to provide additional covers.
- New TV positions to be provided throughout.
- Retain existing fire and surround and ensure all in full working order. TV above to be re-positioned with lighting changed to suit.
- Allow for new traditional/local themed artwork throughout.
- Mixed with mirrors, bric a brac to enhance traditional pub theme.
- Remove internal blind and make good affected surfaces.
- Blinds to be replaced throughout with black out roller blinds.
- New pendant light to enhance entrance area.
- Add traditional over sized arched mantel mirror opposite entrance.



# Floor Plans & Finishes

## 1 General Trade Areas:

- New lighting to be provided throughout.
- Existing lighting points utilised if possible and supplemented with new.
- Existing screen stripped out and all affected surfaces made good.
- New poseur height section of fixed seating to be installed to run full width of wall.
- Retain existing panel moulds and supplement with new to match.
- Full decoration throughout, allow for a mix of painted and papered wall finishes.

## Toilets:

- Decoration works only to toilets. Allow for wallpaper in female toilets.

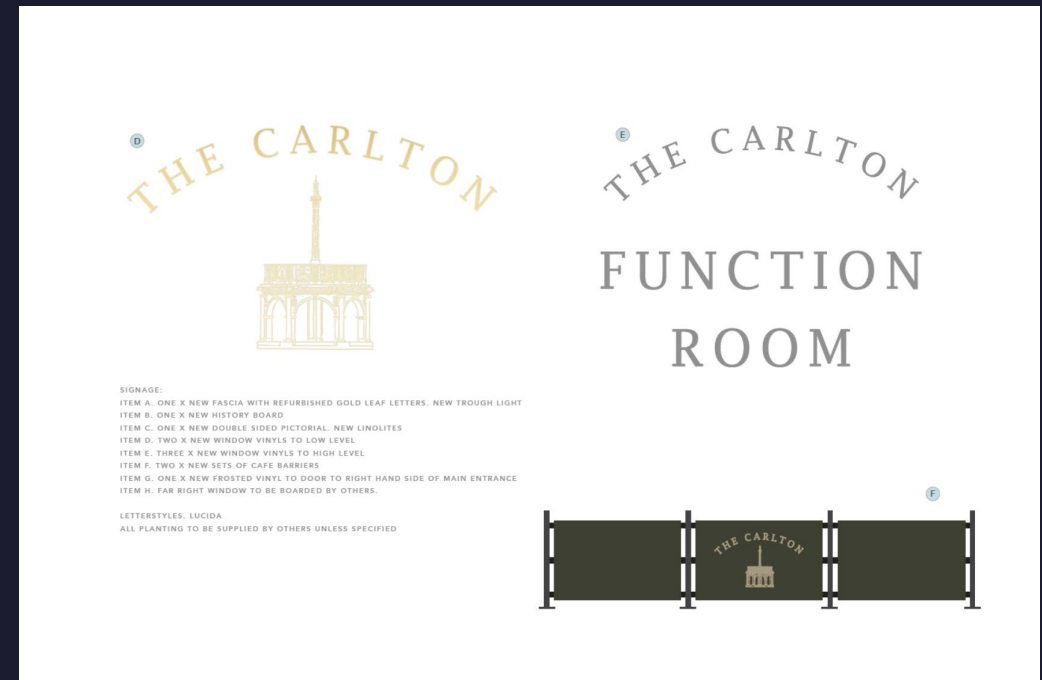
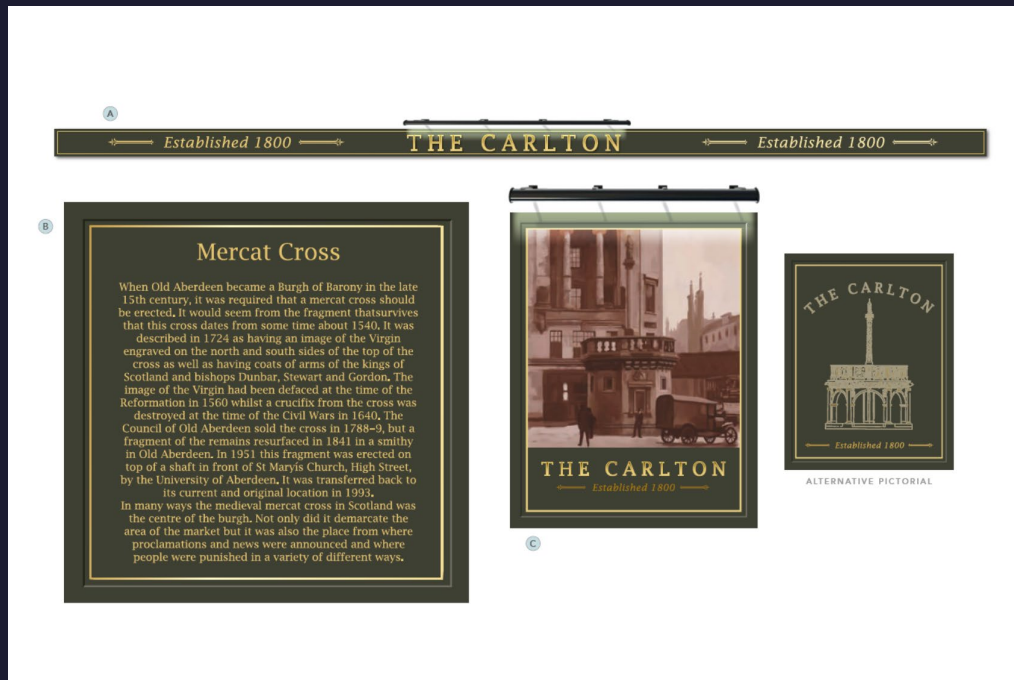
## Bar Servery's:

- Back gantry to be enhanced.
- Remove all brick slip and replace with a mixture of tiles and framed mirrors.
- New butchers block timber back top with double moulded edging to be installed.
- Add brass hooks to bar front.





# External Refurbishment



## Signage and external works:

- Full external decorations with new lighting, signage installed.



## 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? Get in touch.

☎ 08085 94 95 96

🖱 [www.starpubs.co.uk](http://www.starpubs.co.uk)

● Carlton Bar, 32 Castle Street, Aberdeen, AB11 5BB ●