



About the Opportunity



Why Invest?

Exciting Opportunity: Newliston Arms, Kirkliston Pub Refurbishment!

We're investing in a significant refurbishment of this pub in Kirkliston, just 10 miles west of Edinburgh. The plans include a fresh new look for both the inside and outside, with a revamped function room, a welcoming beer garden, and a complete exterior redecoration to boost its curb appeal. Our aim is to create a relaxed yet modern space with 180 covers, including 60 external, there's plenty of room to offer a premium drinks selection and a menu packed with crowd-pleasers.

Elevate Your Investment: Witness the Transformation

This is a prime opportunity for an experienced licensee to take the reins of a well-positioned local pub with strong potential. The location is ideal, with plenty of foot traffic and only a couple of competitors in the area. Plus, the pub's large function space and beer garden open up opportunities for hosting everything from casual Sunday lunches to live music and community events. If you're looking for a project with strong local support and a chance to grow a successful business, this could be the right fit.

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Target Customers

Families:

- Parents looking for a comfortable place to enjoy a meal together will appreciate the relaxed atmosphere and crowd-pleasing food menu, ideal for children and adults alike.

Groups of Friends:

- Whether for a casual night out or a weekend celebration, groups can enjoy a lively environment with great drinks, hearty food, and live sports on TV.

Sports Enthusiasts:

- With regular sports screenings and a vibrant, social atmosphere, this pub is perfect for those who love to watch live matches with a cold drink in hand.

Day Trippers & Visitors:

- Located near popular attractions like Conifox Adventure Park, the pub offers a convenient stop for visitors looking to unwind with food and drink after a day of exploring.

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The Offer

Drinks:

- The pub will offer a broad and premium selection of drinks to cater to a variety of tastes. Offer a range of premium lagers, craft beers, and traditional ales, alongside a diverse collection of wines, spirits, and soft drinks.

Food:

- A straightforward menu of classic pub favourites will complement the drinks selection.

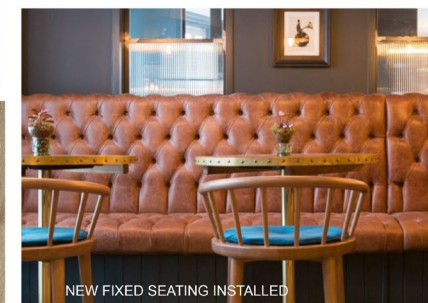
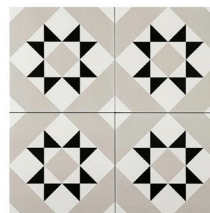
Coffee:

- Quality coffee can be offered, attracting to daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

- The pub will host a regular line-up of fun and engaging events, include quiz nights, live music performances from local acts, and live sports screenings, ensuring there's always something happening. The relaxed, versatile space will also be available for community events, from Sunday lunches to private gatherings, offering a dynamic range of activities for all types of customers.

Internal Mood Board



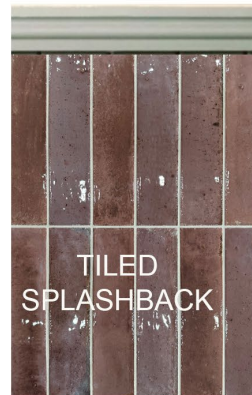
Internal Mood Board



NEW TIMBER
PANELLING TO DADO
HEIGHT WITH
WALLPAPER ABOVE



NEW ALTRO WOOD
SAFETY FLOORING



TILED
SPLASHBACK



NEW
MIRRORS



NEW TIMBER VANITY

External Mood Board



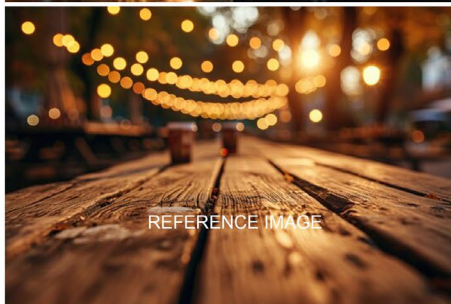
ADD FESTOON
LIGHTING



PAINT OUT WALLS IN A DARK GREEN
FINISH



NEW PLANTING ADDED
TO PALLET LIGHTS



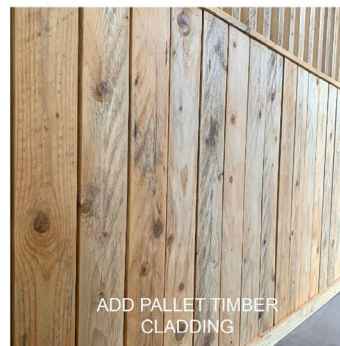
REFERENCE IMAGE



CREATE FEATURE SIGN
WRITTEN WALL



BEER BARREL TABLES AND
STOOLS



ADD PALLET TIMBER
CLADDING



ADD BARREL PLANTERS



ADD RUSTIC TIMBER
TABLES AND BENCHES

Rendered Floor Plan



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

Function Room/Lounge:

To be updated to allow room to be used both as an extension of the lounge bar area or as a private function room.

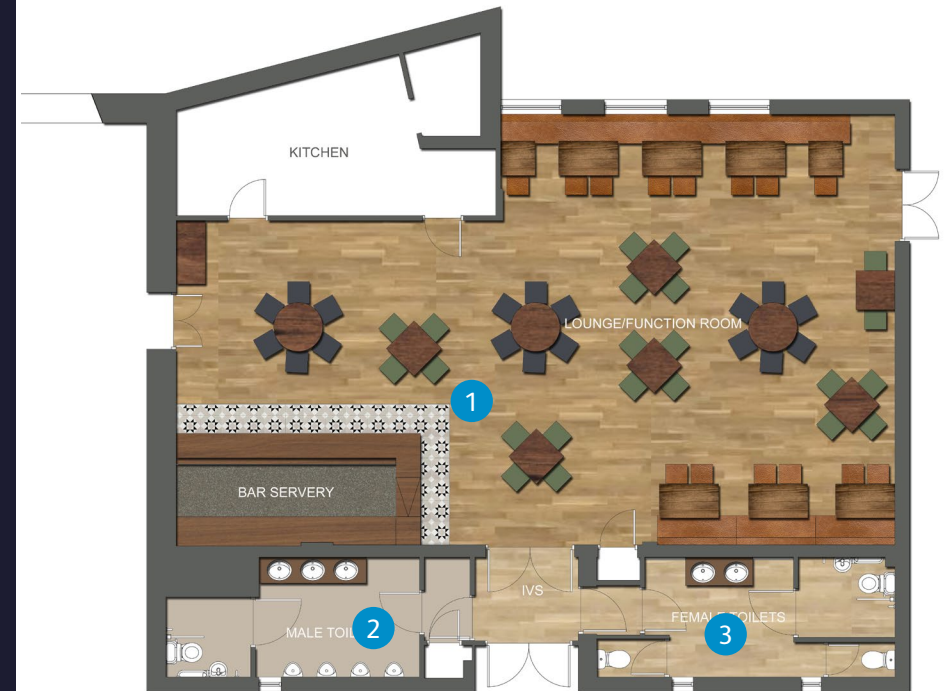
- New bar and back gantry installed.
- New section of fixed seating installed.
- Strip, stain and seal existing timber flooring.
- Add new tiled transition around bar with diminishing strip.
- Full decoration with a mix of painted and papered finishes.
- Upgrade lighting throughout.
- Remove stage and make good all affected surfaces.
- New furniture throughout.

2 Male Toilets:

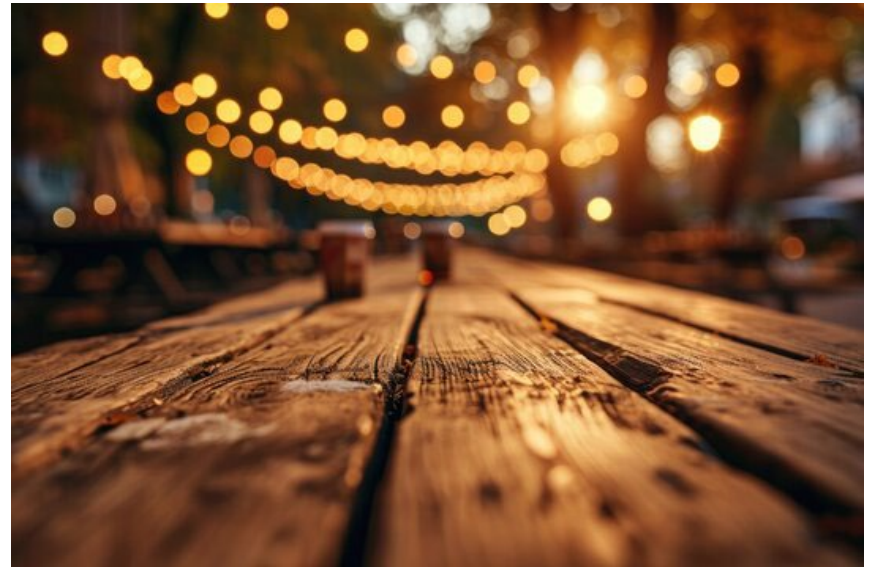
- Full decoration throughout, walls, ceilings and woodwork, deep clean and renew silicone.

3 Female Toilets:

- Fully refurbish, New wall tiles, New floor finish, Retain sanitaryware and deep clean, re-silicone, New wallpaper above tiles, New PIR operated lighting.



External Refurbishment



Signage and external works:

- Remove existing infill doors to front to open into beer garden.
- Remove metal sheet roof covering to front half of area.
- Installation new lighting and hanging planting.
- Add sign writing to both floor and walls.
- Add timber wall & New rustic furniture.
- New signage scheme across building.
- Addition of larger windows added to public bar.



STAR
— PUBS —

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

● **Newliston Arms, 78/82 Main Street, Kirkliston, EH29 9AB** ●