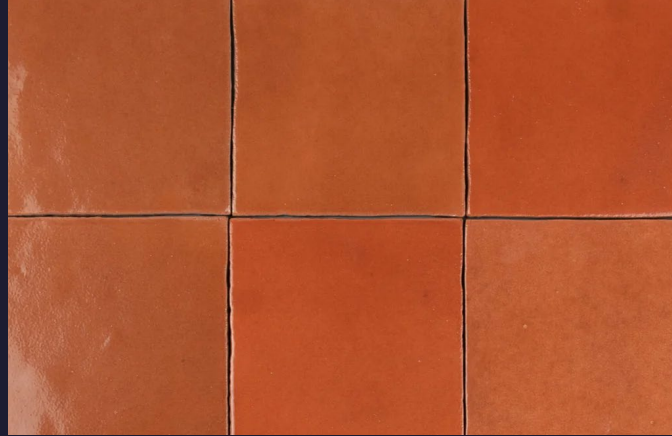




About the Opportunity



Why Invest?

Exciting Opportunity: Basils, Edinburgh Pub Refurbishment!

We're investing in a full internal and external refresh of this well-positioned pub in the Newhaven area of Edinburgh. That means a complete redecoration inside and out — updated furniture, fresh décor throughout (including the toilets), new signage, and external improvements with a front facing beer terrace to give it strong kerb appeal. This is a solid, ready-to-go setup for someone with experience who wants to step into a pub that's had the hard work taken care of.

Elevate Your Investment: Witness the Transformation

Inside, you'll find 38 dining covers, 19 drinking covers, and a proper catering kitchen to support a straightforward, crowd-pleasing food offer. With a full drinks range planned; from premium lagers and craft beers to wines and spirits - plus regular entertainment like live music and quizzes, this is a great chance for an experienced operator to put their stamp on a refreshed pub in a growing neighbourhood. All we need now is the right operator to bring it to life.

About the Opportunity



Target Customers

Local Residents:

- Young professionals and families living nearby will appreciate a relaxed local spot for after-work drinks or casual meals. The updated look and welcoming atmosphere make it a reliable choice close to home.

Visitors & Tourists:

- With its location near the harbour and the Royal Yacht Britannia, the pub can attract visitors looking for a comfortable place to unwind with a drink or bite to eat. Its refreshed style offers a modern contrast to the area's historic charm.

Older Regulars:

- Long-standing locals looking for a quiet pint or catch-up with friends will enjoy the familiar yet improved setting. A consistent drinks offer and friendly service will keep them coming back.

Social Groups & Event-Goers:

- Groups of friends, quiz lovers, or locals attending entertainment nights will find a great place to gather. A regular programme of quizzes and themed events will give them a reason to visit often.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails 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.

Food:

- A straightforward pub menu with a selection of crowd pleasers to cater to every taste, with the opportunity to be further developed by the new licensee.

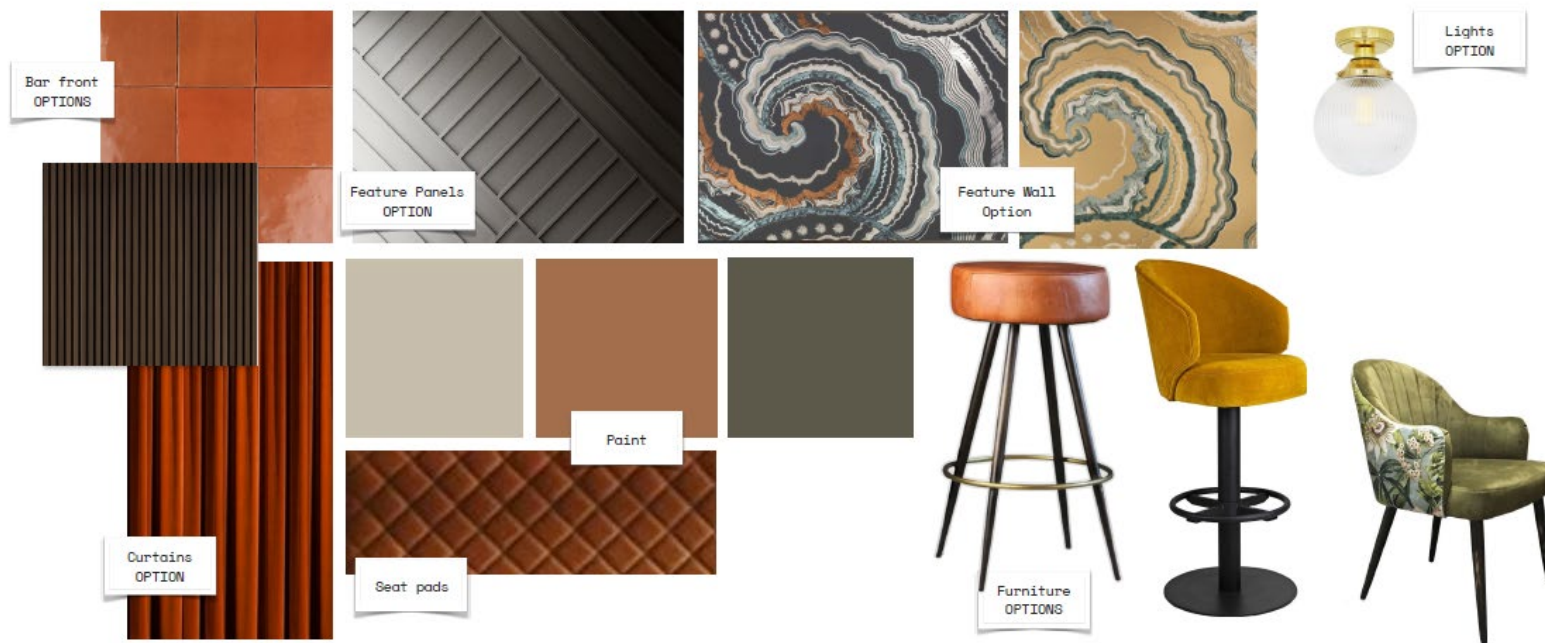
Coffee:

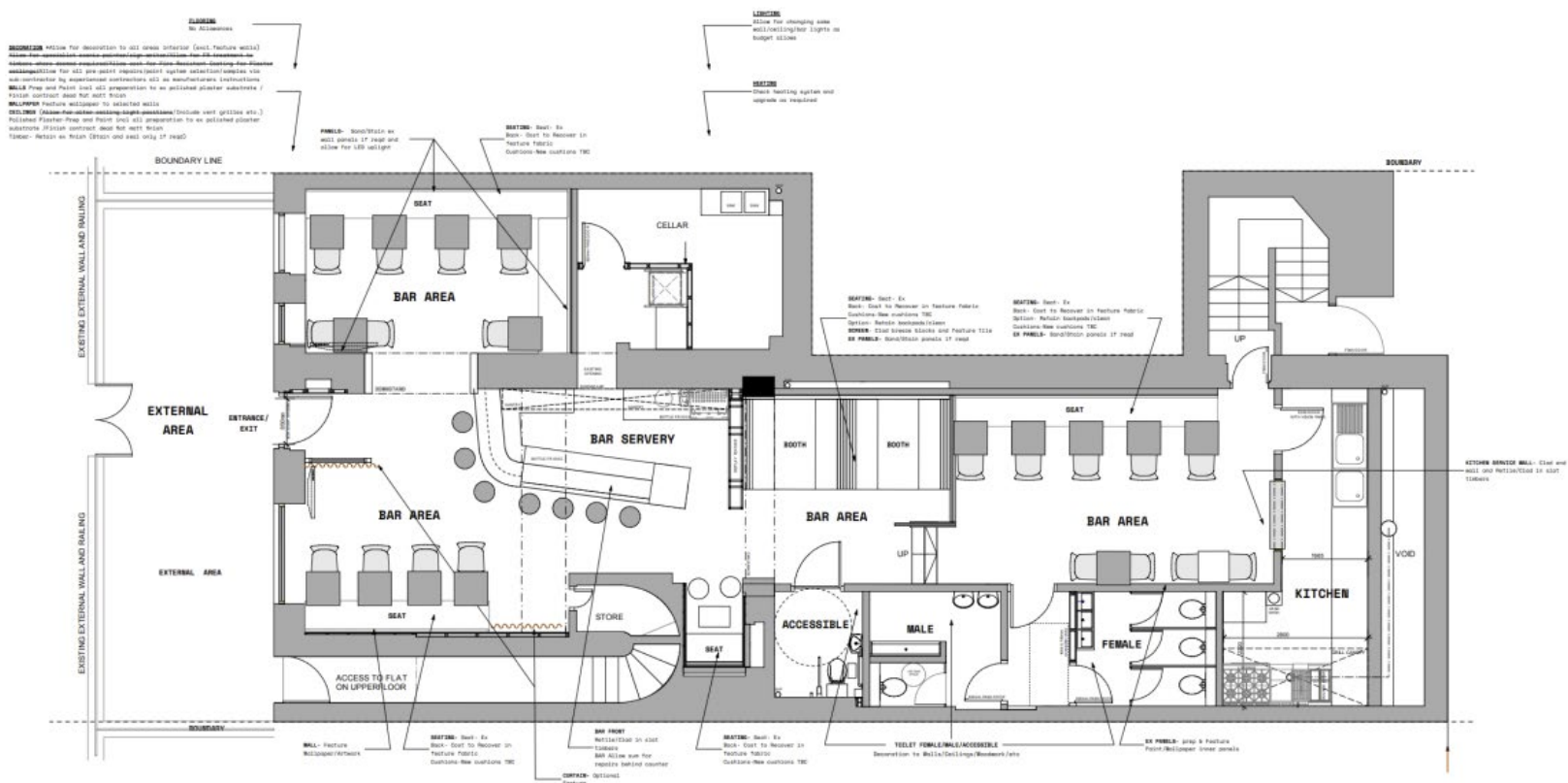
- A quality coffee range will be available throughout the day, making the pub a welcoming spot for anyone looking to relax, catch up, or work in a comfortable setting. Whether it's morning walkers, daytime visitors, or locals popping in for a break, a well-presented coffee offer helps broaden the pub's appeal beyond traditional peak hours and adds an extra revenue stream during quieter daytime periods

Events:

- Regular entertainment like local live music, quiz nights, and bingo to keep the atmosphere lively. Aiming to draw in repeat custom and become a go-to social spot in the area.

Internal Mood Board





Floor Plans & Finishes

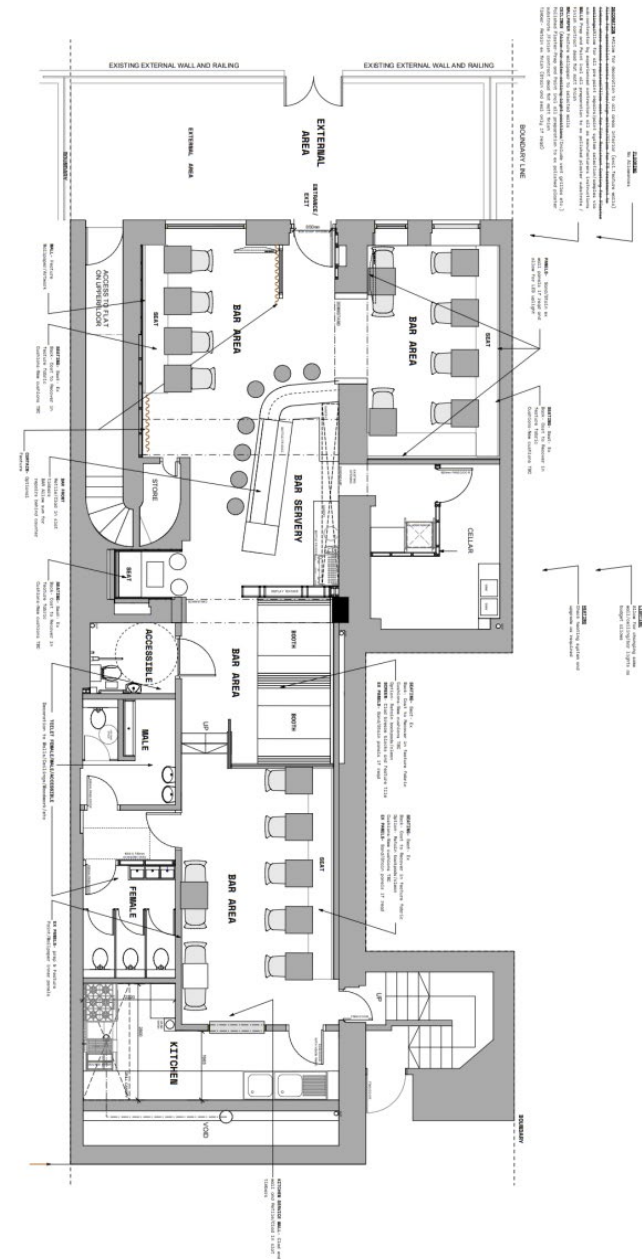
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General Trade Areas:

- Reclad bar front in timbers.
- Retain existing back gantry.
- Retain existing bar top.
- Full decoration to trade area, introduce feature wallpaper.
- New loose furniture.
- Retain some existing decorative lighting and introduce new feature lights.
- Retain existing flooring.
- New bric-a-brac.
- Recover existing fixed seating.
- Allow for repairs to heating.

Gents Toilets & Ladies Toilets:

- Full redecoration throughout.
- Retained existing sanitaryware.
- Retain existing flooring.



External Refurbishment



Signage and external works:

- Pre-paint repairs and full decoration of painted surfaces.
- New signage scheme signage.
- New canopies.



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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? Get in touch.

📞 08085 94 95 96

🖱️ www.starpubs.co.uk

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