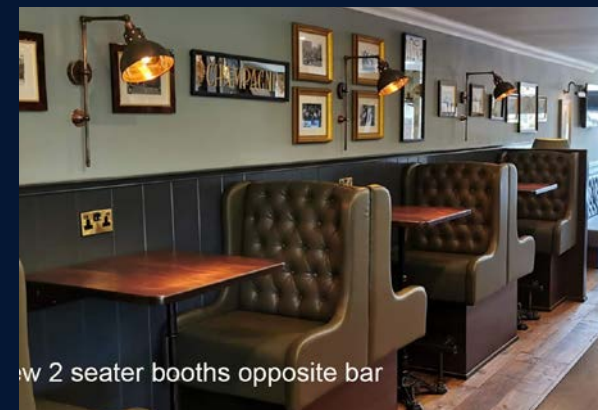




● THE WIG, 55-56 CASTLE STREET, ABERDEEN, AB11 5BA ●

ABOUT THE OPPORTUNITY



new 2 seater booths opposite bar

WHY INVEST?

Fantastic refurbishment planned

We are planning a full refurbishment at the The Wig, that touches every part of the pub. This will develop an all singing and dancing, city-centre pub with great appeal to the key demographics of the area. This pub will offer a premium experience with a simple, but appealing menu, a very relaxed environment with a new and fresh internal sparkle and an external scheme to reflect the changes with great kerb appeal.

The pub will benefit from new signage and finishes to reflect the internal changes with great kerb appeal.

Excellent location

Located in the city centre there is easy access to all the city has to offer as well as a 20 min walk to the University campus, Pittodrie and the beach. Based in the town centre there is a spread of consumers but a greater proportion of young professionals and students nearby. Over 32,000 people (18+) live within a 20 min walking distance of the pub. Located in the city centre there is a range of independent bars and pubs as well as more familiar national chains such as Brewdog, All Bar One & Wetherspoons.

Unmatched potential!

Return this site into a laid-back, welcoming space for any occasion. To exploit the full potential of this site we are looking for an experienced operator who understands how to create a standout offer...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, The Tilted Wig will appeal to a very broad spectrum of customers, including:

- Those working nearby in the city centre
- Visitors in the city for shopping and events

OFFER

When refurbished, The Tilted Wig will offer:

- An extensive range of premium and craft lagers, spirits, wines, and cocktails and low and no alcohol options.
- A tight menu which compliments the drinks offer and can be delivered consistently. Looking for the operator to define in more detail
- The entertainment offer should complement the pub with regular live weekend music, Pub Quiz and other alternatives such as Comedy.

INTERNAL MOODBOARD

ye're a sicht fer sair een



Add quirky artwork throughout, with new incorporated onto the art. Add neon signs with local doric text - content to be agreed



Create feature wall with traditional style tiles and neon applied over.



New decorative wallpaper in small areas



Add framed mirrors to reflect the minimal natural light within the room



New traditional style furniture and lighting



Add areas of intricate effect ceiling in the front bar area visible from the street



Retain anaglypta ceilings and paint out in a metallic finish



Traditional style seating and furniture



New artwork with sign writing over



New 2 seater booths opposite bar



New neon pendant to be fitted within the front area, wording to be agreed.



New traditional style upholstery



Paint the bar front, add new hanging glass racks and upgrade back gantry.



Remove existing carpets and infill with timber herringbone flooring

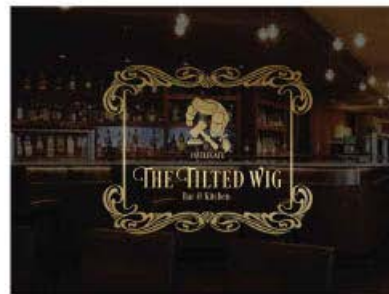
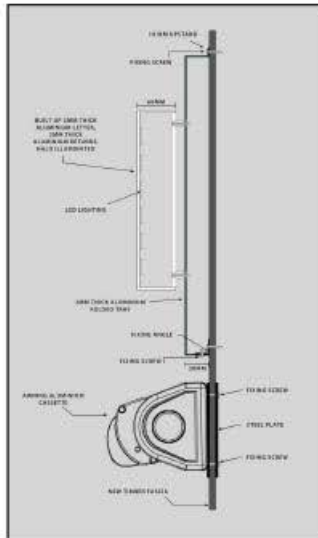


Add wall panelling with wallpaper inserts in the front area above the poseur height fixed seating

Retain existing timber floor and patch in as required.

New non-slip traditional style floor tiling in the entrance vestibule.

INTERNAL MOODBOARD



SIGNAGE:
 ITEM A. ONE X FASCIA PANEL WITH APPLIED BUILT UP HALO HOUSENAME LETTERS.
 ONE X REFRACTABLE AWNING.
 ITEM B. ONE X VINYL WINDOW DECAL IN HIGH GLOSS GOLD.
 ITEM C. ONE X HALF A1 MENU CASE.
 ITEM D. ONE X HISTORY BOARD.
 ITEM E. REFURBISH ONE X 3D DOUBLE SIDED HANGING SIGN. QUILD 3D DESIGN, REPAINT AND REFUR BRACKET. ILLUMINATED BY LINDLITES.
 ITEM F. TWO X UPWARD FACING FLOODLIGHTS.

LETTERSTYLES: CENTURY SCHOOLBOOK BOLD COND, SHEL
 ALL PLANTING TO BE SUPPLIED BY OTHERS UNLESS SPECIFIED

SIGN COLOURS:
 PLEASE REFER TO PAINT MANUFACTURERS SPECIFICATIONS TO APPROVAL

 BLACK

 GOLD FINISH



RENDERED FLOORPLAN



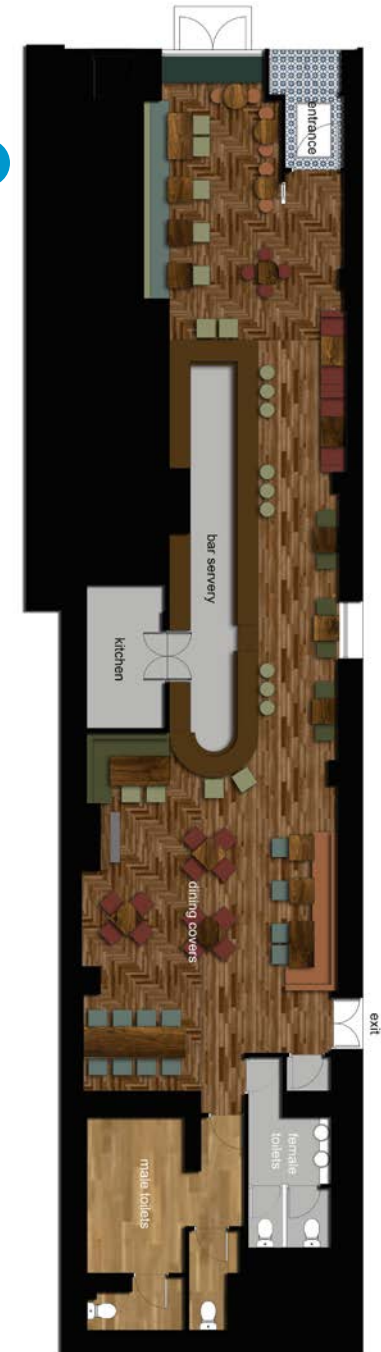
FLOOR PLANS & FINISHES

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INTERIOR

- Retain existing bar front/counter and stain down, carry out repairs
- Works to back gantry to enhance.
- Add hanging glass racks over bar.
- Add new doors to access kitchen.
- Add new sections of fixed seating.
- Refurbish existing fixed seating.
- New lighting scheme throughout with dimmer controls provided.
- New TV positions provided throughout.
- Retain existing timber floor, strip and re-seal.
- Add new feature wall finishes, mix of wallpaper, panelling and tiling.
- New neon signs added.
- Retain existing anaglypta paper to the ceiling and paint out with a metallic finish.
- Add tin tiles to ceiling in front bar area.
- Full decoration throughout.
- New loose furniture to be provided throughout.
- New bric a brac provided throughout.
- Toilets decoration to woodwork and ceilings.
- New altro wood safety flooring laid to ladies.
- New floor tiles to be laid to gents.

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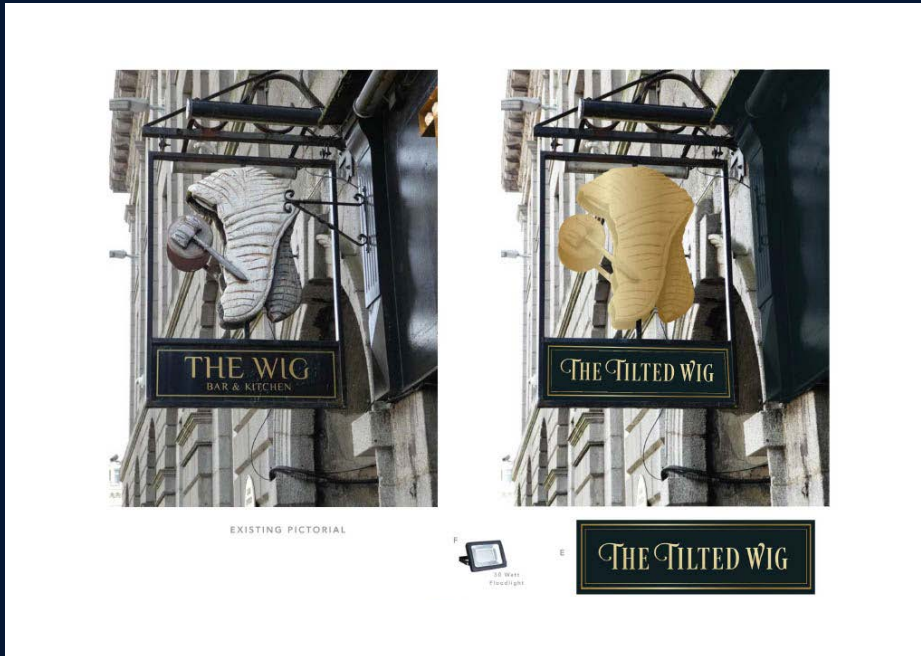


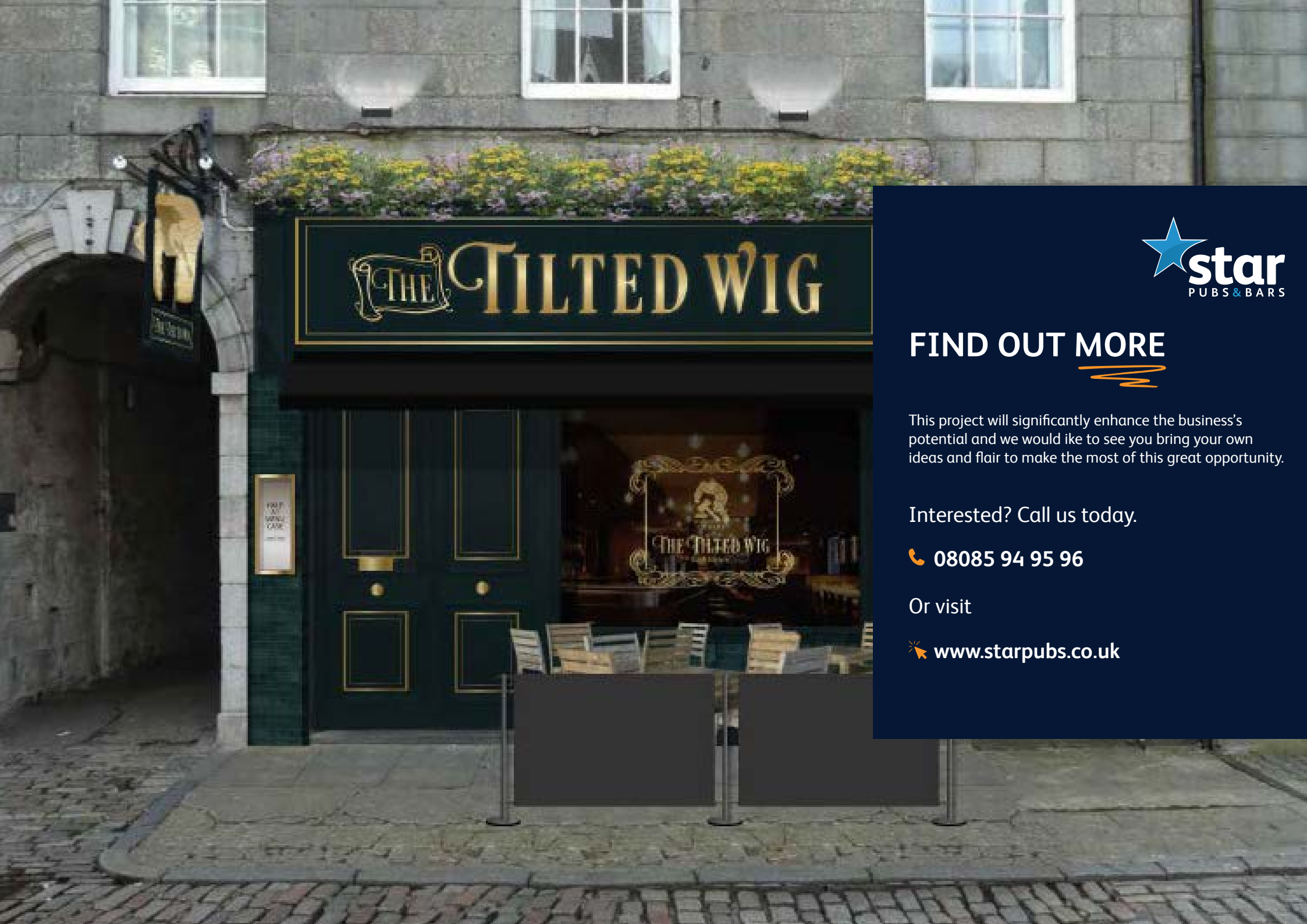
EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

- Full external decoration, new signage, lighting and planting.
- New glazed window to side and new glazed door to exit.
- Shutter added to new window for security.
- Glazing to door to be kept narrow, toughened for security





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