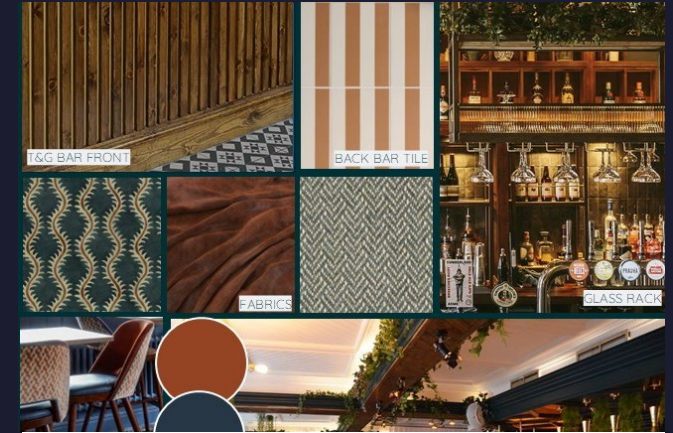
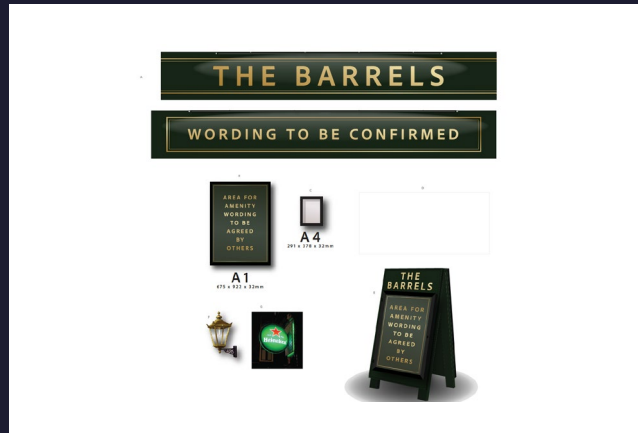




About the Opportunity



Why Invest?

Exciting Opportunity: The Barrels, Dundee Pub Refurbishment!

We're making a significant investment into The Barrels in Dundee to turn it into a revitalised community pub. Inside, the layout will be completely opened up and the bar repositioned to create clear zones for sport, dining and casual drinks. Full redecoration and upgraded fixtures and fittings will give the interior a traditional yet modern feel, while outside, a refreshed look and beer garden improvements will enhance kerb appeal and year-round use.

Elevate Your Investment: Witness the Transformation

With 108 internal and 78 external covers, Barrels sits in a busy residential area surrounded by shops, food outlets and other pubs. It's also close to Dens Park and Tannadice Park, drawing steady footfall on matchdays. This refurbishment sets Barrels up as a pub with something for everyone, from casual drinkers and pool players to families, sports fans and groups looking for a social spot with atmosphere.

About the Opportunity



Target Customers

Sports Fans:

- Located near two major football stadiums and with Sky and TNT Sports, Barrels will be a go-to for matchdays and big fixtures, with a lively yet welcoming atmosphere.

Mixed Social Groups:

- From couples to larger gatherings, the improved layout and multiple zones make the pub ideal for informal drinks, casual dining and group catch-ups.

Local Regulars:

- The pub's traditional community feel, refreshed look and familiar food and drink offering will appeal to mature locals seeking a dependable and social pub.

Games Players & Entertainment Seekers:

- With pool, darts, live music and a strong rhythm of the week, the pub will offer plenty of options for those looking for more than just a pint.

About the Opportunity



The Offer

Drinks:

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

Food:

- A menu of pub favourites and light bites designed to suit a wide range of tastes and trading times, from quick lunches to casual evening meals.

Coffee:

- A simple but effective coffee offer opens up daytime opportunities and makes the pub more accessible to a wider customer base.

Events:

- A rhythm of the week including Sky and TNT Sports, pool and darts, and regular live music will drive repeat visits and keep the energy up.

Internal Mood Board

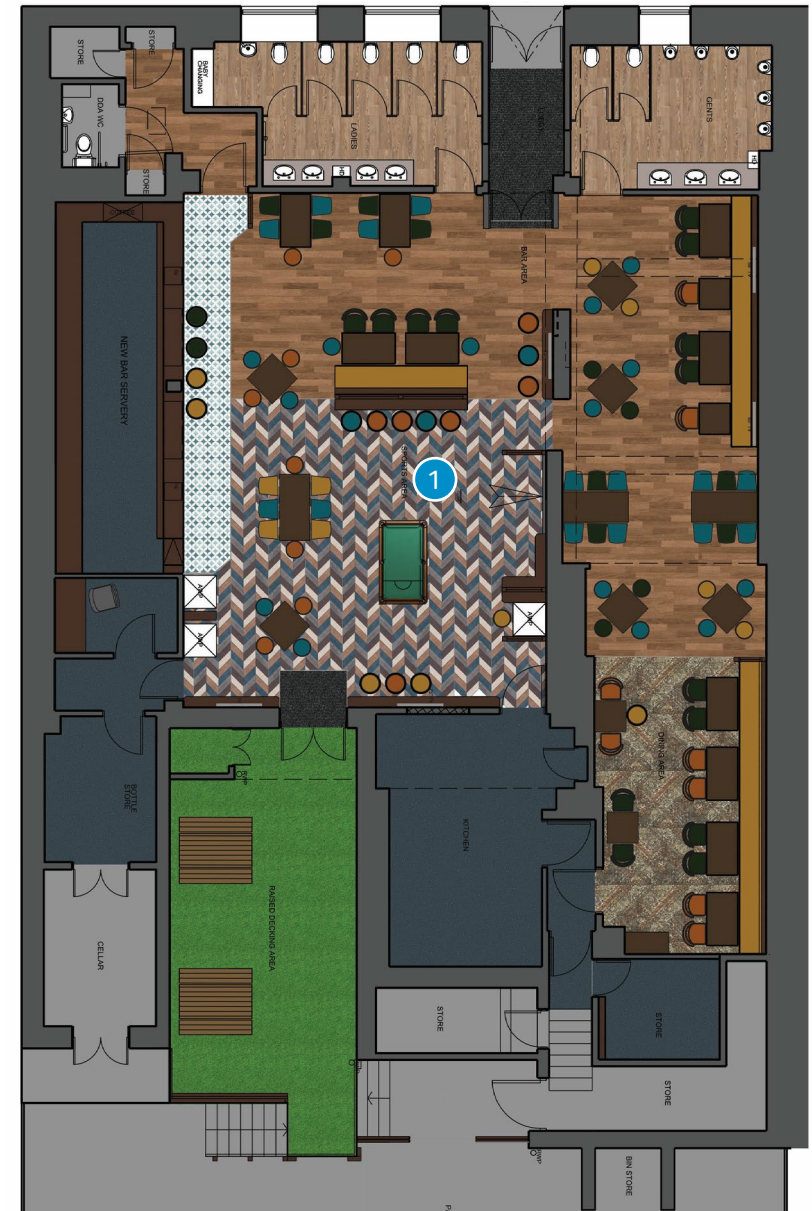




Floor Plans & Finishes

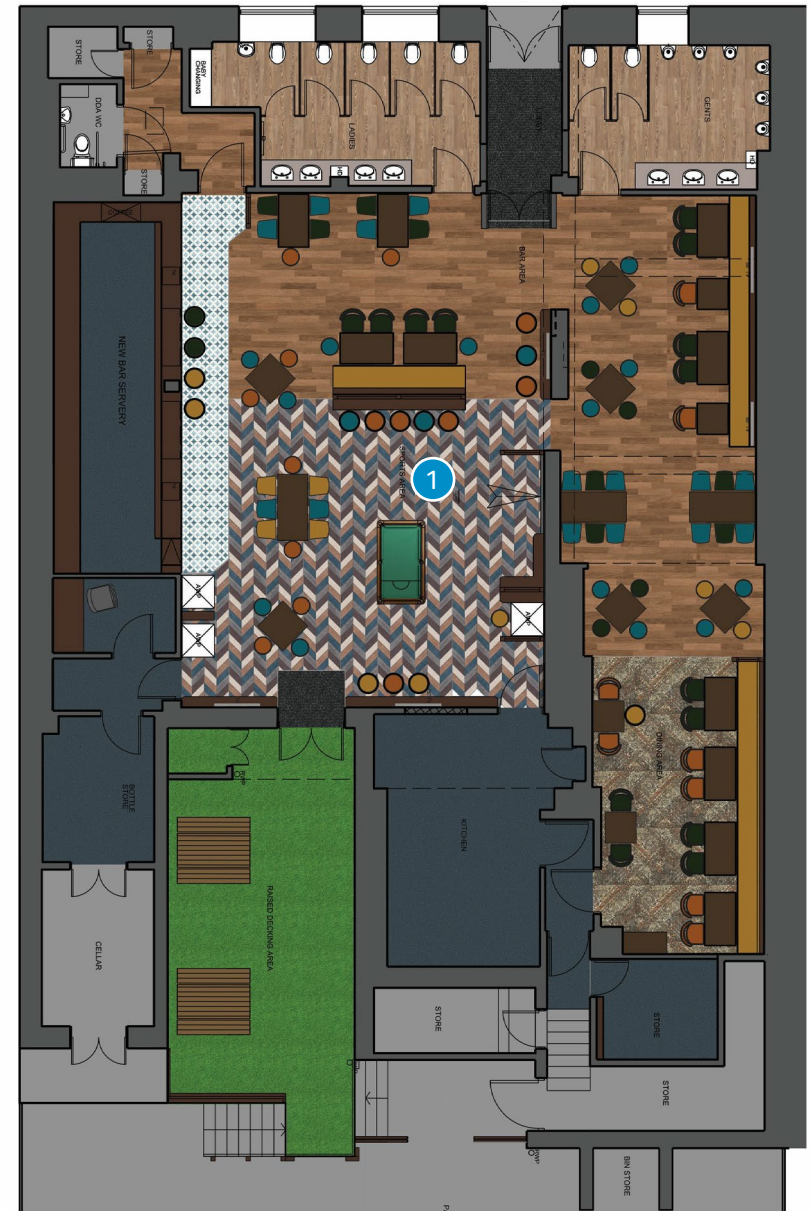
1 General Trade Areas

- Allow for external decorations and refurbishment to existing signage scheme.
- Allow for feature wallpapers where noted.
- Allow for feature dado panelling where noted.
- Allow for new decorative lighting as noted, including new fittings or new positions, and re-lamp existing downlights if required.
- Allow for lighting to be on a dimmer system.
- Ensure contrasting nosing strips to all internal steps including cellar staircase.
- Allow for works to floor finishes as per plan.
- Allow for budget for new themed bric-a-brac.
- Allow for new furniture throughout.
- Allow to remove all existing fixed seating bays and make good to wall and ceiling where required.
- Allow to remove existing raised floor area in dining area.



1 General Trade Areas

- Allow for SmartDispense to be installed.
- Allow for skimming and decorations to walls in existing bottle store, corridor and office.
- Allow to remove existing part-glass partitioning in entrance lobby and make good to ceiling, walls and flooring where required.
- Allow to remove both existing bar servers and provide new bar servery complete with new backfitting, bottle shelves, timers and LED strips.
- Retain and relocate existing bottle coolers and glass wash basin.
- Allow to remove raised floor area in existing bar servery and make good to walls and ceilings where required.
- Office to be relocated into existing bottle store, allowing for carpet and equipment.
- Bottle store to be relocated into existing office, allowing for any necessary flooring work.



Floor Plans & Finishes

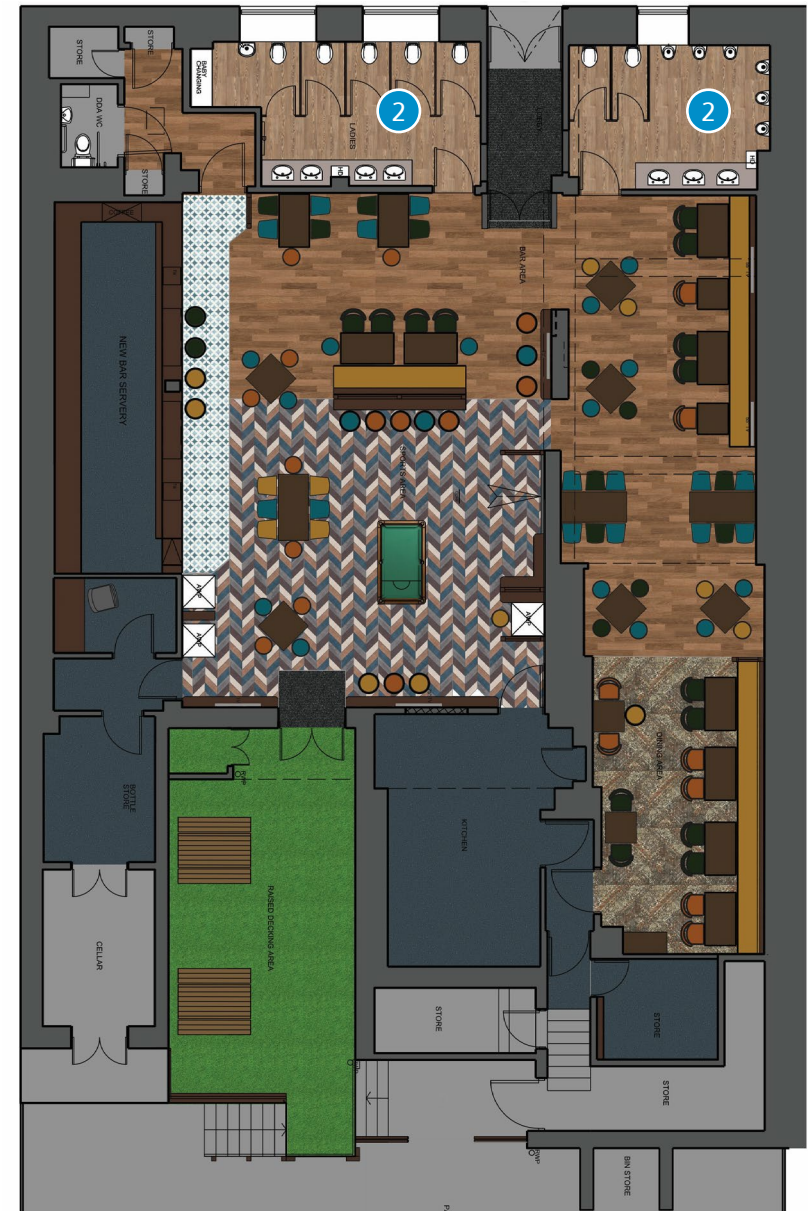
2 Customer Toilets

Ladies :

- Ceilings and timberwork to be painted only.
- Install new toilet seats.
- Install new radiator.
- Install new baby-changing unit.
- Remove PHS vending machine and fill holes.
- Fit deep clean safety vinyl flooring.
- Install new ironmongery to cubicle doors.
- Install new washroom goods and hand dryer by PHS.

Gents:

- Ceilings and timberwork to be painted only.
- Install new toilet seats.
- Fit deep clean safety vinyl flooring.
- Install new ironmongery to cubicle doors.
- Install new washroom goods and hand dryer by PHS.



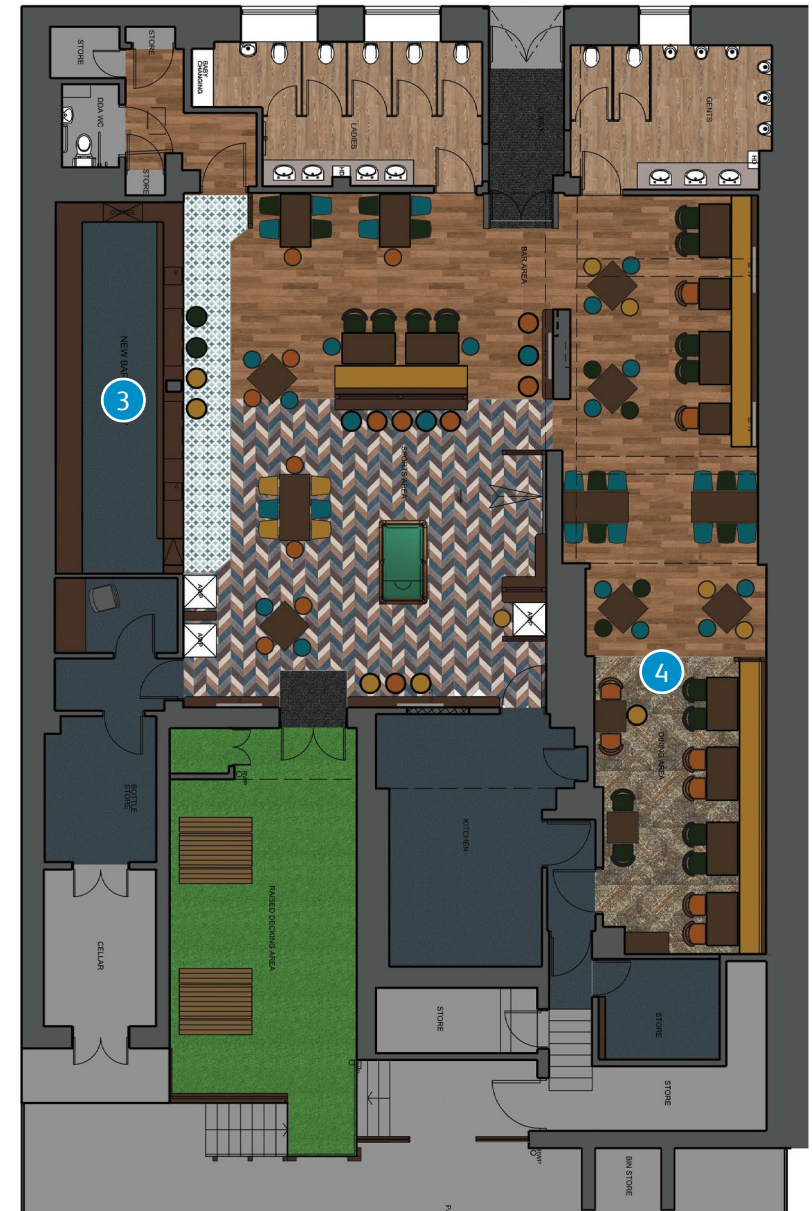
Floor Plans & Finishes

3 Bar Area

- Repair floorboards where sinking.
- Strip, stain and polish timber flooring and add new matting to lobby.
- Retain AWP position and add to new width drink shelf and screen.
- Ensure power to all required locations.
- Add new nosing strip to raised area.
- Tidy loose cables and pipework and box in at low level.

4 Lounge Area

- Decorate previously painted surfaces, stone and brick walls.
- Remove Perspex screens and replace with timber screens.
- Install new carpet to area.
- Ensure fireplace is compliant.



Floor Plans & Finishes

5 Office Area

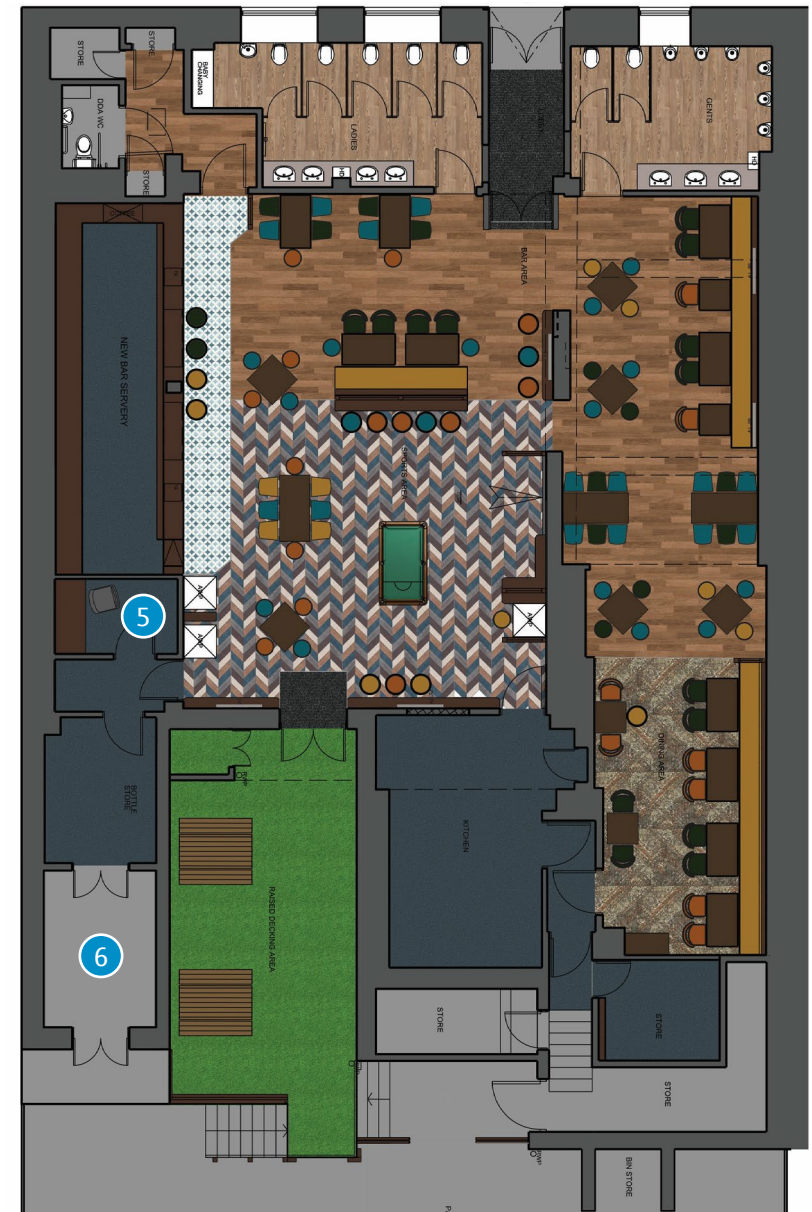
- Install new safe.
- Decorate walls and ceilings.
- Install new safety vinyl flooring.
- Cut back wall shelves and worktop to allow for new racking and comms.
- Provide new office chair.

6 Cellar

- Service SmartDispense and cellar cooling system.
- Kegs to be removed by BDM.
- Sump pump to be retained.

General Compliance

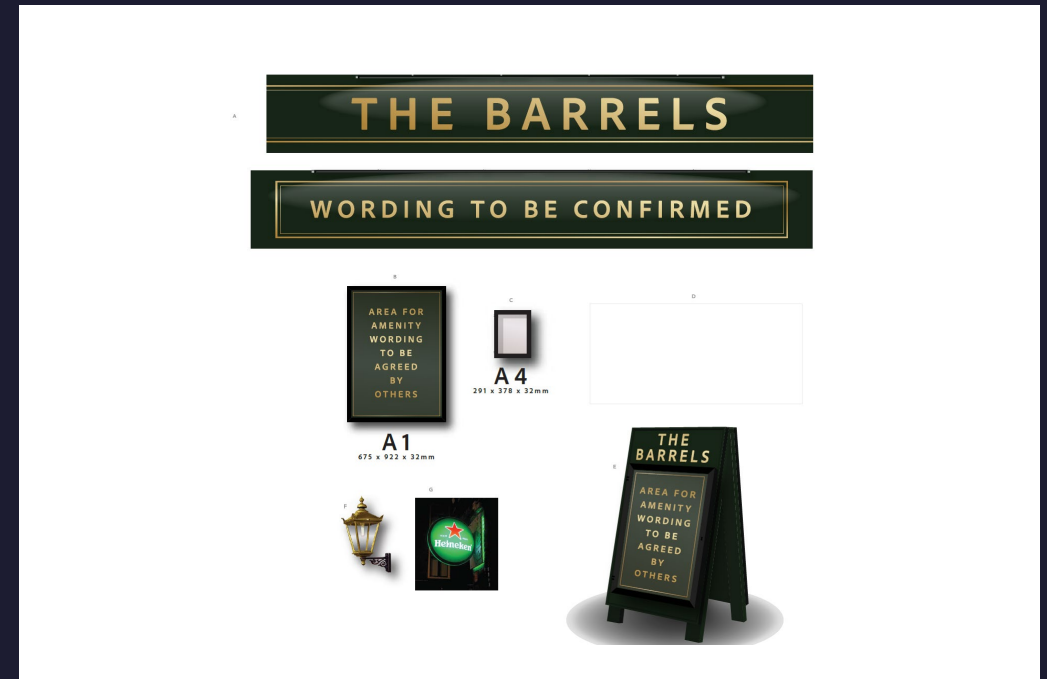
- Ensure property is compliant for all tenant statutory and mandatory compliance requirements.
- Ensure property is compliant for all landlord statutory and mandatory compliance requirements.
- Ensure tenant has access to copies of all required certificates and understands testing schedules, highlighting which items fall under agreement type and those that will fall under tenant responsibility.



External Refurbishment

Signage and external works:

- Install new artificial grass to raised glass area.
- Carry out decoration and any repairs to existing timber balustrade and staircase. Ensure they are structurally sound.
- Install new picnic benches where indicated, fixed to the ground. Jet wash existing paving and concrete areas, remove weeds and carry out general tidying.
- Provide new lockable smoking bins.
- Install a new signage scheme, including blackout vinyls to front elevation windows and two lanterns and poster cases.
- Remove existing traditional lantern if no longer needed.
- Install hanging baskets.
- Paint metal balustrade.
- Ensure access for deliveries is retained.





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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

● The Barrels, 45 Strathmartine Road, Dundee, DD3 7RW ●