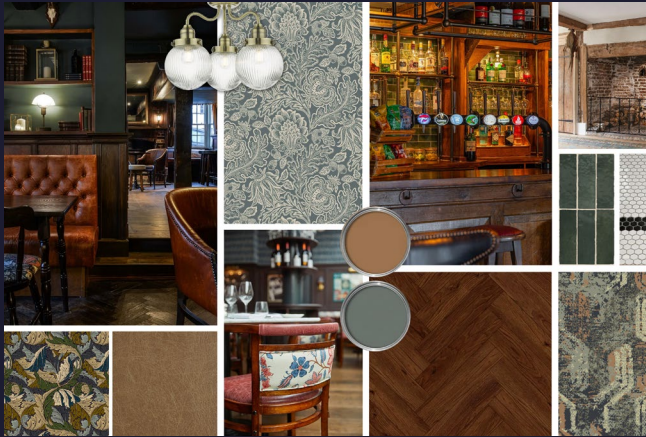




● The Ship, 14 Lombard St, Porthmadog, LL49 9AP ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Ship, Porthmadog Pub Refurbishment!

We're investing in The Ship in Porthmadog to create a standout premium local that brings together traditional character and community focus. The pub will undergo a full internal refurbishment of the bar, lounge and toilets, improve the layout and introduce a more inviting and practical space for both locals and tourists. With a split bar and lounge setup, plus a large function room upstairs, The Ship is built to deliver flexibility and atmosphere across all kinds of occasions.

Elevate Your Investment: Witness the Transformation

Located on the edge of Snowdonia National Park and just moments from a family park and play area, The Ship is ideally placed to serve both its loyal local community and the huge number of seasonal visitors who pass through the town. The refurbishment will make it the best-looking and most versatile pub in town - just in time to take advantage of Porthmadog's ever-growing tourist footfall.

About the Opportunity



Target Customers

Local Regulars:

- With its warm atmosphere and improved layout, The Ship will be a go-to for locals looking to enjoy drinks, watch the match, or take part in community events.

Visiting Families & Tourists:

- Close to Snowdonia, Anglesey and Cardigan Bay, the pub will appeal to families and groups looking for a friendly stop-off with good food, drinks, and entertainment - especially with the community park just across the road.

Community Groups & Events:

- As the only pub in the area with a dedicated function room, The Ship is perfectly placed to host local events, celebrations and social groups, cementing its role as a true community hub.

Entertainment Seekers:

- Sky, BT Sport, quizzes, bingo and live local music ensure the pub remains lively throughout the week, drawing in a crowd looking for more than just a quiet 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:

- At present, the kitchen setup is minimal - ideal for simple, home-cooked menus or light food offerings. This gives the incoming operator flexibility to build a food offer that works for the space and customer base.

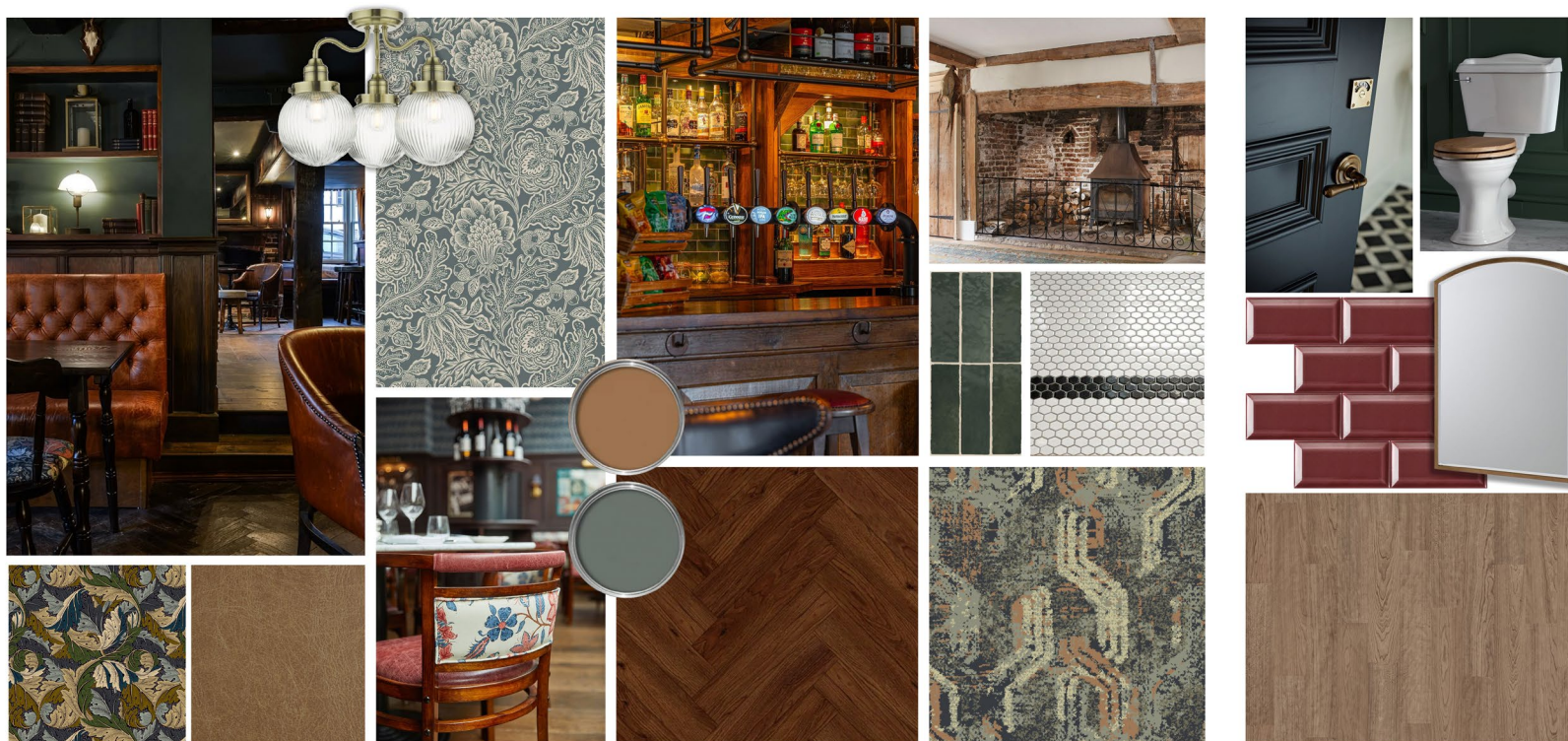
Coffee:

- Currently set up for kettle service only, giving operators a chance to introduce a tailored daytime hot drink offer if they choose.

Events:

- Live sport (Sky and BT), quizzes, bingo nights and local entertainment give The Ship a regular rhythm and a strong draw for both midweek and weekend trade.

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Remove existing fixed seating in the dining area and make good walls.
- Form a new lockable cupboard for the gas meter and upgrade from U6 to U16.
- Repair or replace timber flooring where required and lay new flooring as per plan.
- Demolish the wall dividing the dining area.
- Replace existing overbar with new metal overbar.
- Modify back fitting to include bottle steps and new LED lighting.
- Adapt under-counter bar to accommodate an additional glasswasher.
- Carpet cellar drop with protective treatment.
- Install new matting outside kitchen access.
- Replace existing screen with new hardwood screen.
- Repair and recommission log burner, adding new slate hearth and wrought iron fire guard.
- Relocate TV to opposite wall.
- Clean and reseal skylights in the toilets.
- Reduce bulkhead in corridor between bar and dining area.



Floor Plans & Finishes

2 Customer Toilets:

Gents:

- Remove tiles and reinstate half-height tiling (full height to urinal wall).
- Install new flooring, extraction system, and light fittings.
- Fit new urinal with two dividers.
- Relocate cubicle door.
- Retain existing ironmongery.

Ladies:

- Install new flooring, extraction system, and light fittings.
- Remove tiles and reinstate half-height tiling (full height to vanity wall).
- Retain existing ironmongery.

3 Kitchen:

- Works to follow agreed kitchen plan from Mainland.



External Refurbishment



Signage and external works:

- Strip and redecorate first floor windowsills.
- Repair the existing ship feature on the front elevation.
- Rebuild ramped access to the rear.
- Investigate and resolve drainage issues in the rear yard.



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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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