



About the Opportunity



Why Invest?

Further investment into the site to create an exceptional new business.

Following a full refurbishment inside and out, The Station Inn will be transformed into a fantastic pub.

The trading areas will be refurbished and redecorated to create a modern feel with distinct areas for drinking and eating.

A full external redecoration of the pub will drive great kerb appeal and the beer garden at the rear of the pub will also be refurbished.

The Station Inn should be seen to be appreciated.

Excellent location

Nestled in the heart of the South Lanarkshire countryside, surrounded by fields and cottage homes lies the Station Inn, Braidwood. Braidwood is a village near Carluke and close to the popular towns of Hamilton, Wishaw and Motherwell. A popular destination pub, this premises is a regular with visitors to the area and local residents alike. There is a range of customers in the local area including modern parents and empty nesters. Around 2,000 people (18+) live within a 20 min walking distance of the pub with this set to grow.

Huge potential

A pub serving great food and providing a warm and inviting welcome. It comprises of 89 internal covers and 42 external covers. There are no other pubs within a 20 min walking distance however the town of Carluke is only a short journey away with a range of cafes, restaurants, and pubs.

About the Opportunity



Target Customers

The stunning new look at The Station Inn will attract a broad demographic.

- Families looking for a pub with a friendly atmosphere.
- Friends looking for a place to socialise after work or at weekends.
- Customers from the surrounding towns and villages looking for a premium venue to dine and socialise in

Offer

The Station Inn has the potential to be THE pub in the area..

- An extensive range of classic and premium lagers, spirits, wines, and cocktails and low and no alcohol options.
- A crowd pleasing menu full of pub classics to complement the drinks offer.
- The entertainment offer should complement the pub with regular events such as weekend music and Pub Quiz.

Internal Moodboards

Top Row:

- Image 1:** Reference image showing a framed picture on a wall.
- Image 2:** New brick slip wall cladding above new seating in bar area.
- Image 3:** Reference image showing a tufted leather booth and round table.
- Image 4:** Reference image showing a bar area with stools and a brick wall.
- Image 5:** Reference image showing a tufted leather sofa and a large potted plant.

Middle Row:

- Image 6:** Add anaglypta dado panels to low level walls in front conservatory.
- Image 7:** existing bar to be stained to dark oak finish. Includes three color swatches: dark blue, dark brown, and grey.
- Image 8:** New brick a brac to be added. Includes a reference image of a brick wall and a light fixture.
- Image 9:** brick slip to feature wall in conservatory. Includes a reference image of a brick wall.
- Image 10:** paint colour to conservatory, windows frames and ceiling.

Bottom Row:

- Image 11:** Add panelling on wall to RHS leading to rear conservatory. Includes a reference image of green wall panelling.
- Image 12:** New karndean to the rear corridor. Includes a reference image of herringbone wood flooring.
- Image 13:** strip, stain and seal existing timber floors. Includes a reference image of wood flooring.
- Image 14:** Furniture including a black bar stool, a tall ornate table, and a hanging stool.
- Image 15:** deep buttoned upholstered fixed seating. Includes a reference image of a tufted leather sofa.
- Image 16:** New flagstone flooring tiles laid throughout conservatory. Includes a reference image of stone tiles.

External Moodboards



New 3m x 3m umbrella to be installed.



monochrome striped parasols to be provided



New furniture to be provided throughout beer garden



New outdoor kitchen to be created. No covered area provided over currently.



Pendant lighting below gazebo with festoon lighting to illuminate the remainder of the beer garden



STOPPING PLACE

wall to be sign written with logo and neon added



new planters added in a mix of sage green finish and corten steel



Reference image for outdoor seating with planting incorporated. Striped fabric seat cushions to be added



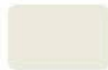
External Moodboards



SIGNAGE COLOURS:



DH MALLARD GREEN



DH PIANO WHITE

PLEASE REFER TO PAINT MANUFACTURER SWATCHES PRIOR TO APPROVAL



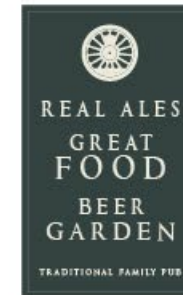
SIGNAGE:
 ITEM A. ONE X NEW POST MOUNTED PICTORIAL C/W LINOLITES
 ITEM B. TWO X AMENITY SIGNS FIXED BACK TO BACK
 ITEM C. ONE X SET OF INDIVIDUAL HOUSENAME LETTERS
 ITEM D. ONE X AMENITY SIGN
 ITEM E. ONE X CHALKBOARD
 ITEM F. TWO X SIGNWRITTEN HOUSENAMES TO GABLES

LETTERSTYLES. FASHION REGULAR

ALL PLANTING TO BE SUPPLIED BY OTHERS UNLESS SPECIFIED



BRAIDWOOD



External Moodboards



BUILDING COLOURS:

PLEASE REFER TO PAINT MANUFACTURER MATCHCODE PRIOR TO APPROVAL

 01H MALLARD GREEN
GROUND FLOOR
RENOVATION WORK

 01H PIANO WHITE
FF RENOV

Rendered Floorplan



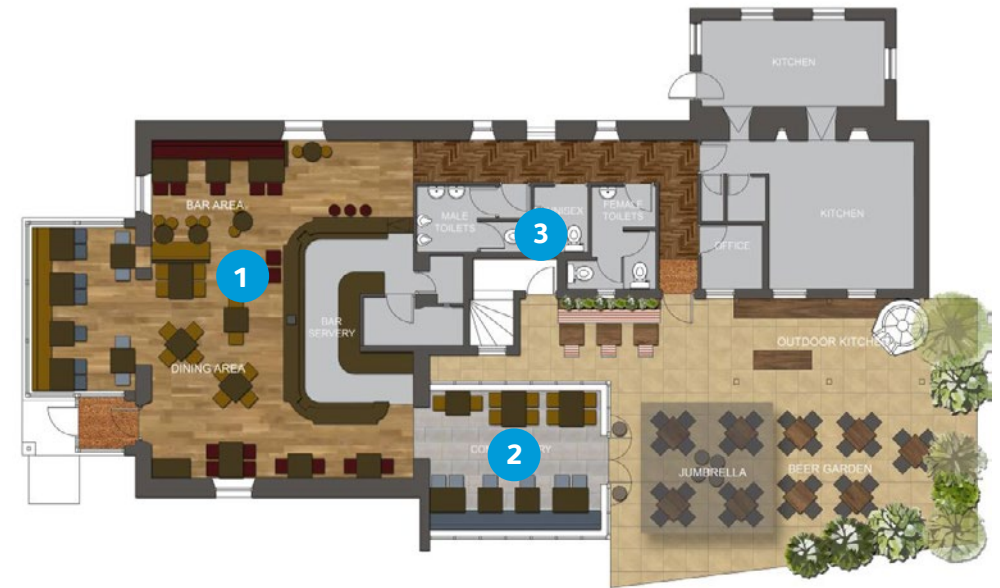
Floorplans & Finishes

1 Bar

- Full decoration throughout, allow for new wallcoverings.
- New sections of fixed seating added.
- Supplement existing furniture with new and refurbish all retained furniture.
- Strip & re-seal existing flooring.
- New black out roller blinds and new dress roman blinds fitted.
- Upgrade existing back gantry.
- New wall slapping to open up wall between front conservatory and bar area.
- Add painted panelling throughout.
- New waiter station to be added.
- Upgrade existing back gantry.
- Lighting to be enhanced throughout with new feature pendants.

2 Rear Conservatory

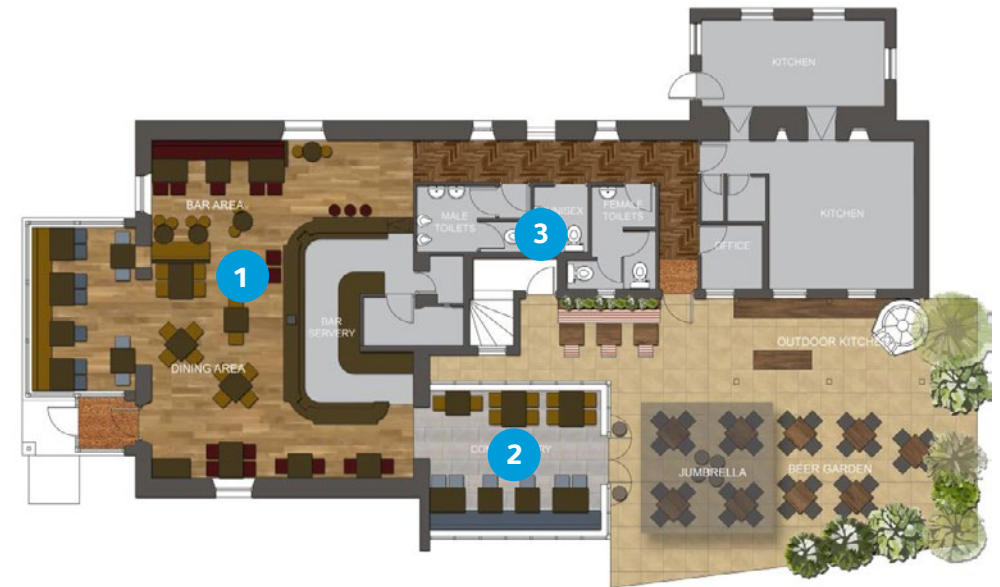
- Full decoration throughout, allow for new wallcoverings.
- New sections of fixed seating added.
- Supplement existing furniture with new and refurbish all retained furniture.
- New flagstone floor.
- New black out roller blinds and new dress roman blinds fitted.
- Brick slip wall cladding to be added.
- Strapping to be added to the ceiling to create feature.
- Lighting to be enhanced with new feature pendants.



Floorplans & Finishes

3 Toilets

- Corridor to toilets to have new flooring laid.
- Toilets fully refurbished.
- Retain sanitaryware.
- New cubicles.
- New wall and floor tiling.
- Full decoration.
- Upgrade lighting.



External Refurbishment



External Area

- Full external decoration scheme to all elevation.
- New signage scheme.
- Add wall mural and new neon sign.
- New fixed seating & planter.
- Cut back existing trees and shrubbery.
- New furniture & Parasols.
- Add festoon lighting.
- Power wash existing paving.



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**