



● YEOMAN, 145 TOWNHILL ROAD, DUNFERMLINE, KY12 0DS ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Major refurbishment planned

We are planning a full refurbishment that touches every part of the Yeoman, with a proposed name change to Lauders. We will be redecorating the entire interior of the pub. The trading areas will be refurbished and redecorated to create a modern pub with a variety of spaces for drinking and eating.

A full external redecoration of the signage will rename the pub and drive great kerb appeal. A refurbishment of the beer garden area will also provide a great space for warmer months.

Fantastic location

The Lauders is located in a densely populated neighbourhood north of Dunfermline city centre. The surrounding area is densely populated. There are just over 9,000 people adults that live within a 20 min walking distance of the pub giving it a great catchment. There are no other pubs within a 20 min walking distance of the pub however there are range of independent bars, cafes and chains in town centre.

Unlock this pubs excellent potential!

The Lauders has the potential to be a great pub with great value food. The refurbishment will attract the local demographic into a welcoming modernised pub. There is a big opportunity to drive a good food offer with some additional works to the trade kitchen. The refurbishment of the beer garden to the rear of the pub will complement the new interior of the pub. All we're looking for is the right operator...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

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

- Families looking for a pub with a friendly atmosphere and great outside space
- Friends looking for a place to socialise after work or at weekends
- Sports fans looking to watch live sport with some drinks and snacks

OFFER

When refurbished, The Lauders will offer:

- 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, DJs and pub quizzes.

-

INTERNAL MOODBOARD



new lighting over poseur height fixed seating



Retain existing furniture and supplement with more casual drinking furniture.



RENDERED FLOORPLAN



FLOOR PLANS & FINISHES

1

INTERIOR

- Retain existing timber and tile floors and make good. Timber floors stripped and re-sealed.
- Add new carpet.
- Replace existing marmoleum with carpet.
- Remove pool table and darts and re-configure furniture.
- Supplement existing furniture with new to suit revised layout.
- Re-cover all existing furniture.
- Recover all existing fixed seating.
- Remove section of seating next to bar and make good add new high level furniture.
- Add new section of fixed seating to former darts area.
- Minor upgrade works to bar.
- Full decoration throughout with the addition of wallpapers.
- Supplement existing bric a brac with new, removed dated mirrors etc.
- Replace all pendant lights, like for like positions.
- Woodwork to be stained down to a darker oak finish.
- Remove curtains and blinds and make good.
- Bar front to be painted.

2

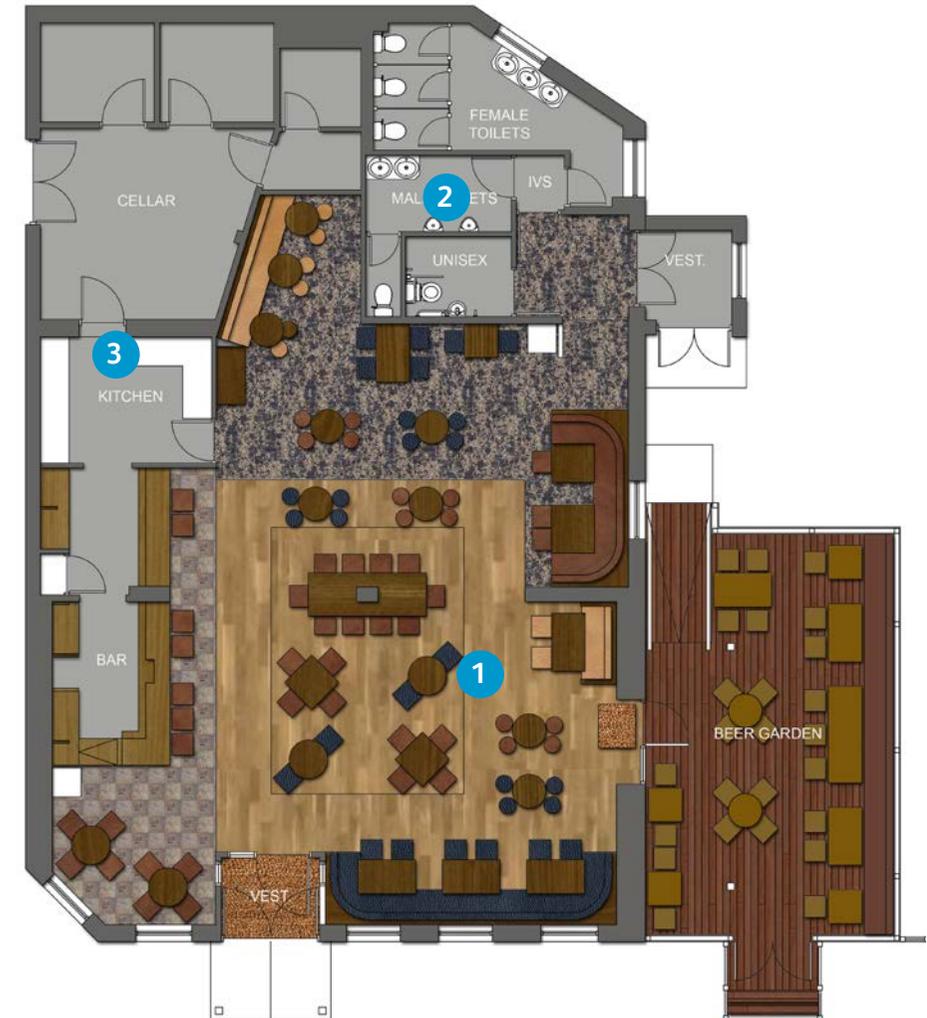
TOILETS

- Retain existing
- Deep clean
- Decoration only to update colour scheme.

3

KITCHEN

- Minor works to kitchen to add new equipment to provide basic cooking facility.



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- Full external decoration scheme.
- New signage scheme.
- Retain smoking canopy.
- Replace deck boards with new non-slip boards.



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**