



About the Opportunity



Why Invest?

**Exciting Opportunity: XXXXXXXXXXXXXXXXXXXXXXXX
Pub Refurbishment!**

We're making a major investment into this pub on St Leonards Street, Edinburgh, giving it a full refurbishment inside and out. The work includes redecorating the bar and trading areas, upgrading fixtures and fittings, and creating a smart new signage scheme, so the pub looks its best day and night. The result will be a warm and traditional pub with a modern edge – a place that feels welcoming whether customers are dropping in for food, drinks, or live sport.

Elevate Your Investment: Witness the Transformation

With 73 internal covers, a catering kitchen, Smart Dispense, and a central location near the Royal Commonwealth Pool, university accommodation and the Pleasance, the pub is perfectly placed to attract students, couples, families, and social groups. The refreshed look, strong drinks range, and a menu of classic pub favourites will set it apart from nearby competition, making it a true premium local. We're looking for an experienced operator who can make the most of the investment and drive footfall through food, drink, sports and events.

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Target Customers

Students:

- With several university halls nearby, students will be drawn to affordable drinks, live sport, and social events, making the pub a go-to meeting spot..

After-work Socialisers:

- Local professionals and colleagues can drop in for a pint or casual meal after work, enjoying the central location and welcoming atmosphere.

Families:

- A menu of pub favourites and a relaxed, traditional feel makes it an easy choice for families looking for a laid-back meal out together.

Weekend Gatherers:

- Couples and groups of friends will see it as a central hub for drinks, food, quizzes, or live music at the weekend.

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The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails 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 classics and crowd-pleasers, designed to suit everything from quick bites to sit-down meals. Reliable, familiar dishes that appeal to a wide range of customers.

Coffee:

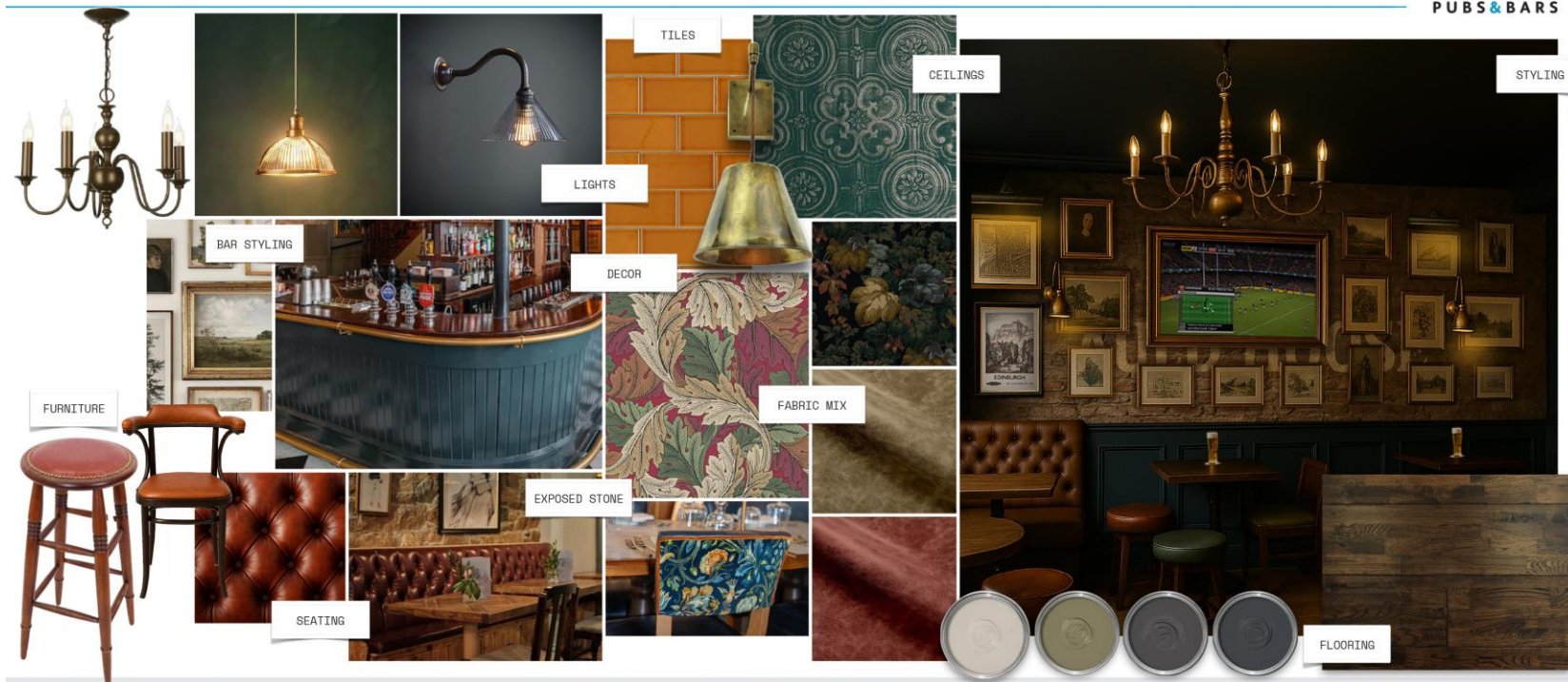
- Freshly brewed coffee available throughout the day, offering an alternative to alcohol and catering for daytime trade.

Events:

- Live sport, pub quizzes and music events will give customers plenty of reasons to visit beyond food and drink. A steady rhythm of weekly occasions will help keep the pub lively and engaging.

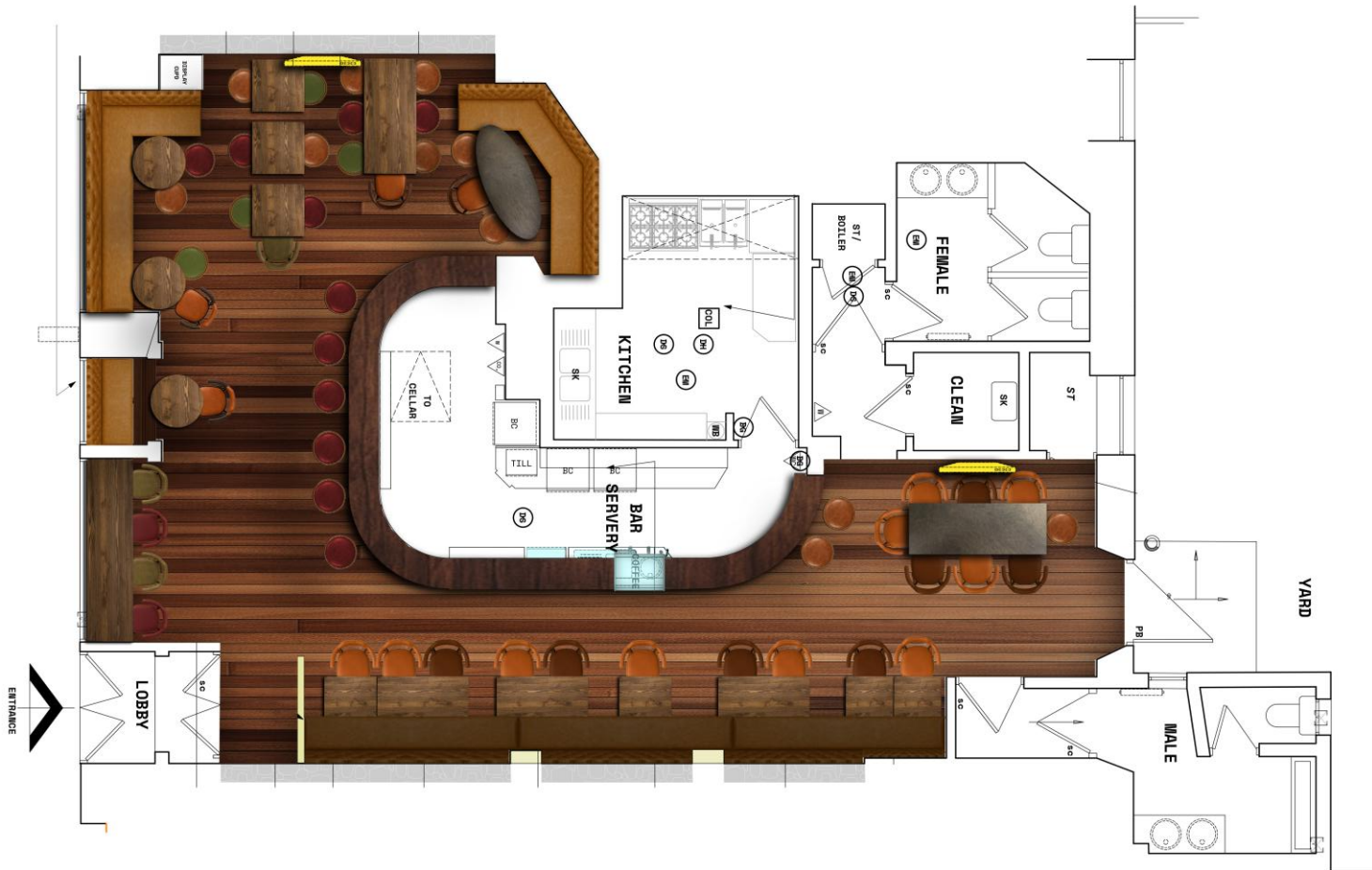
Internal Mood Board

The Proposed Scheme – Mood Board



BUILDING BRITAIN'S BEST PUB COMPANY

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

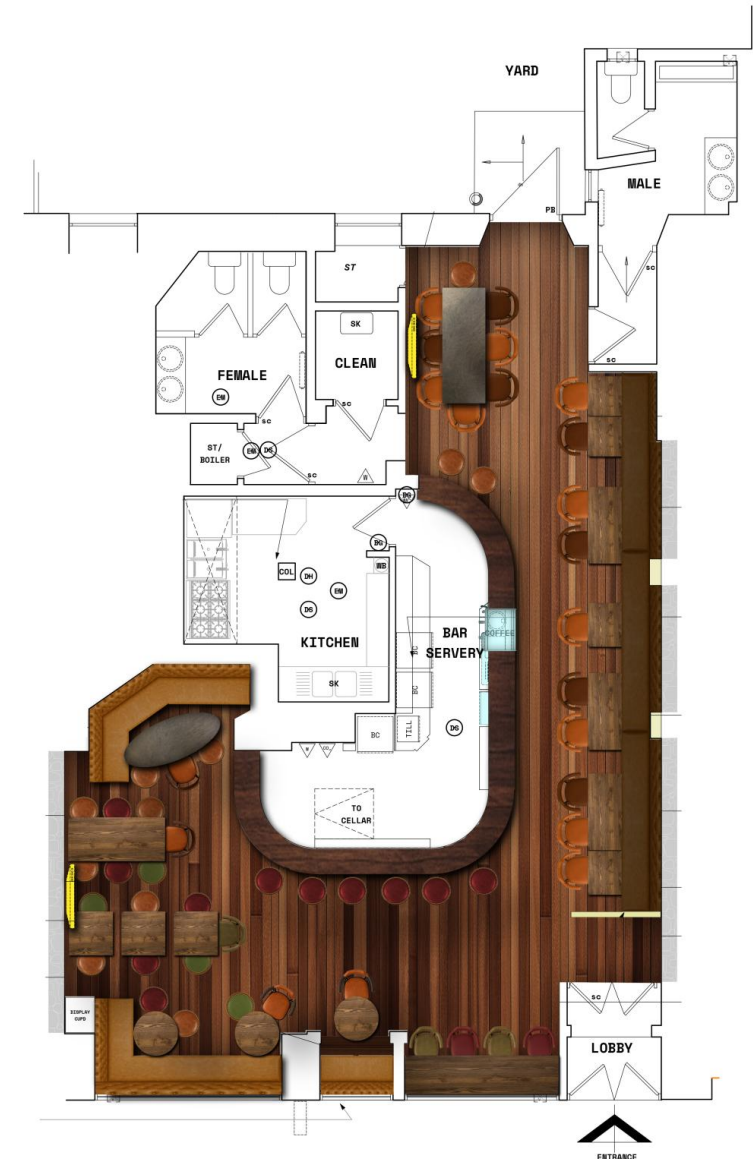
- Full decoration in trade area with a mixture of paint and wallpaper finishes
- New lighting scheme throughout
- Allow to recover existing fixed seating
- Reuse and refurbish existing loose furniture, with additional new where required
- Sand and seal existing flooring in trade area, repair existing safety flooring behind bar
- Sand and seal bar top
- Decoration to bar front
- Minor amendments to back gantry
- New bric-a-brac throughout

2 Gents Toilets:

- Deep clean toilets and sanitaryware
- Full decoration throughout

3 Ladies Toilets:

- New toilets and sanitaryware
- Full decoration throughout



External Refurbishment



Signage and external works:

- New signage and lighting scheme
- Pre-paint repairs and full external decoration to front elevation
- Overhaul entrance door and decoration



STAR
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.

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