

About the Opportunity



Why Invest?

Exciting Opportunity: The Coach & Horses, Dalkeith Pub Refurbishment!

The Coach & Horses is undergoing a full external refurbishment, and update to the lounge bar, transforming it into the best traditional wet-led community pub in the area. Located close to Dalkeith town centre, the pub is surrounded by a mix of older and younger households, with over 2,400 people within a 5-minute walk to both Dalkeith Palace and Dalkeith Country Park.

Elevate Your Investment: Witness the Transformation

The site offers the perfect opportunity to appeal to both locals and visitors, with a bar area that encapsulates a traditional pub environment, and an accompanying newly-refurbished lounge, perfect for more intimate celebrations. Centrally situated, the Coach & Horses is well positioned to thrive as a multi-occasion community pub that brings together sports fans, casual drinkers, and groups looking for a social night out.

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Target Customers

Mixed Local Groups:

- Social groups seeking a comfortable and newly refurbished setting for catch-ups and casual nights out.

Drink-Led Customer:

- Local workers looking for a casual spot to unwind after their shift, enjoy a drink, and catch up on live sports or other entertainment in a lively yet relaxed atmosphere.

Visiting Dalkeith:

- Visitors exploring the area who are looking for a classic pub with character, atmosphere and a great drinks range.

Competitive Socialisers:

- Locals or visitors who enjoy pub games will find Pool & Darts on offer in the bar area, which can be played while enjoying live sport broadcasts.

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The Offer

Drinks:

- The pub will offer a wide-ranging drinks selection, including premium lagers, craft beers and cask ales, alongside an extensive mix of wines, spirits, and soft drinks to suit all preferences.

Food:

- There will be no food offer, with the focus remaining firmly on creating a standout wet-led community pub experience.

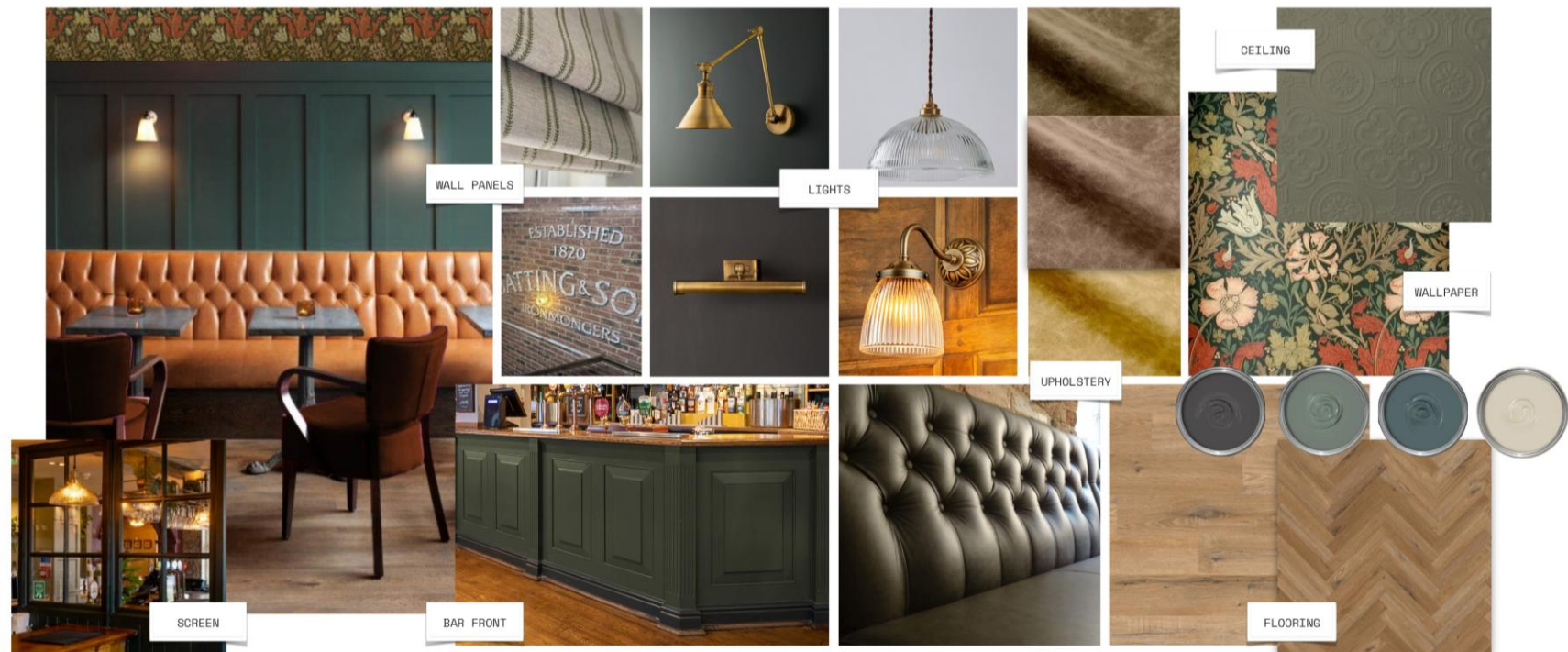
Coffee:

- A straightforward coffee offer will be available, catering to daytime trade and non-drinkers.

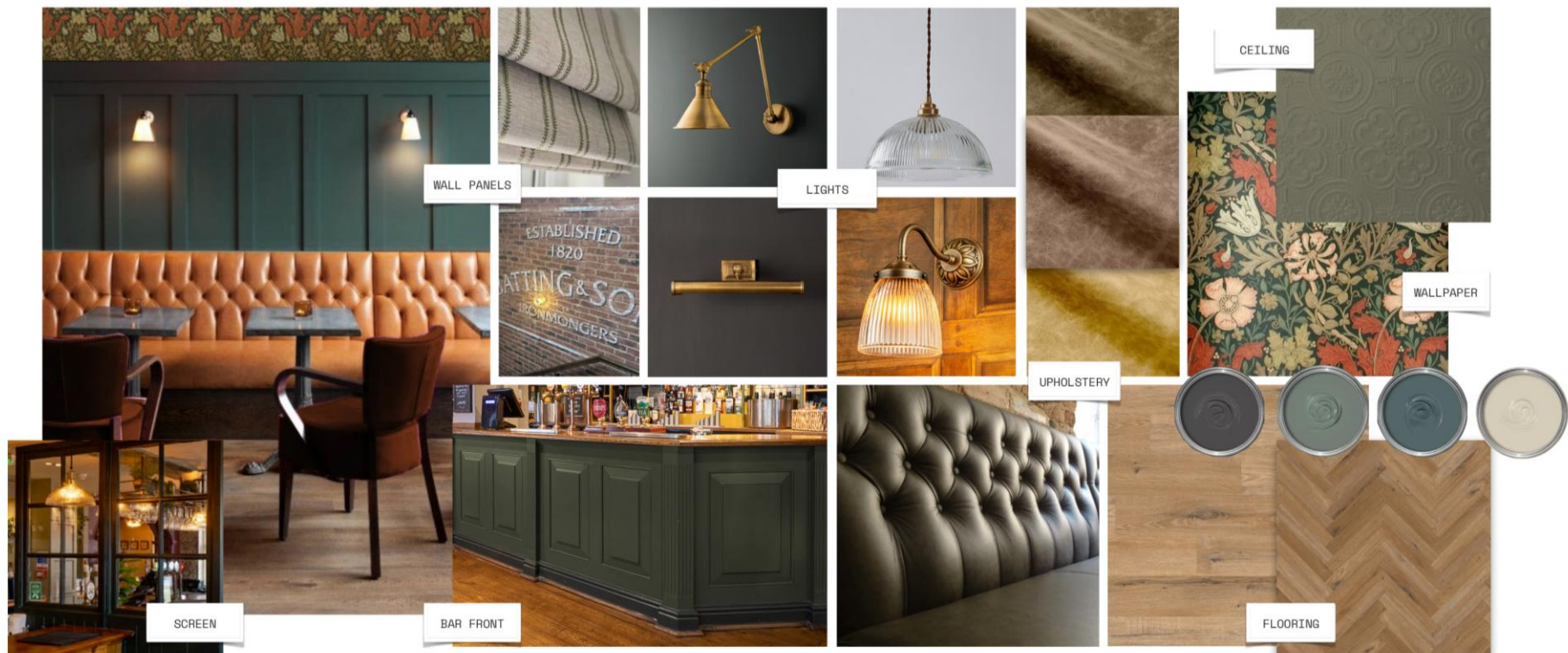
Events:

- The pub will offer live sports, music, DJ sets and karaoke. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Form new wall, to link both bar serveries.
- Form new wall, between public bar and lounge.
- Alter public bar servery, including installation of new back gantry.
- Alter and reupholster fixed seating layout.
- Provide a mix of new and refurbished loose furniture.
- Install new decorative lighting and LED downlights.
- Strip out stage from lounge bar and make good surfaces as required.
- Install new flooring elements as per the proposed plan
- Complete full decoration throughout bar zones, including feature wall finishes and wall coverings.
- Install new TVs, audio systems, and AWP's per client specification.
- Retain and service the existing boiler.

2 Ladies & Gents Toilets:

- Fully refurbish female toilets.
- Alter and refurbish male toilets in the lounge bar to form gents and unisex/accessible WC.



External Refurbishment



Signage and external works:

- Full external redecoration
- New external signage scheme



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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.

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🖱️ www.starpubs.co.uk

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