



ABOUT THE OPPORTUNITY



WHY INVEST?

Contemporary refurbishment planned

A well-finished refurbishment will transform the George into a more modern, community local. Inside, the pub will be redecorated throughout the basement and first floor. We will add new lighting, furniture, bric-a-brac and flooring to liven up the pubs aesthetic as a premium traditional pub.

Externally, the refurbishment will include the addition of an all-new beautiful courtyard terrace at the rear of the pub with 14 covers.

City centre location

The George is located in Leeds city centre. The pub itself is situated just off the main central circuits, but in the immediate vicinity of student accommodation and Leeds General Infirmary (one of the biggest teaching hospital trusts in the UK). This can be competition to the pub but also gives the pub fantastic footfall and trade. The pub will attract tourists, students commuters and nearby residents.

Tap into this pubs potential

The George will operate as a city centre favourite once refurbished. The planned investment will allow us to fully re-decorate the pub and give the ample passing trade a reason to visit. With a revitalised offer and vibe, the pub will almost certainly set itself above the competition. The potential trade at the pub is huge, all we're looking for is the right operator...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the George will appeal to a very broad spectrum of customers, including:

- Young professionals for after work drinks and some food
- Daytime customers wanting to meet for coffee, drinks and food
- Late night, city centre circuit customers

OFFER

When refurbished, the George will offer:

- A quality range of drinks including premium lagers and craft beers, spirits, wines, cocktails and soft drinks
- Small plates and sharing board food menu as well as well executed Yorkshire tapas
- Coffees to increase day trade from Leeds General Infirmary

INTERNAL MOODBOARD

Ground Floor &
External



Timber Bar Front &
illuminated back bar



Bentwood furniture



Booth seating with glazed screen detail



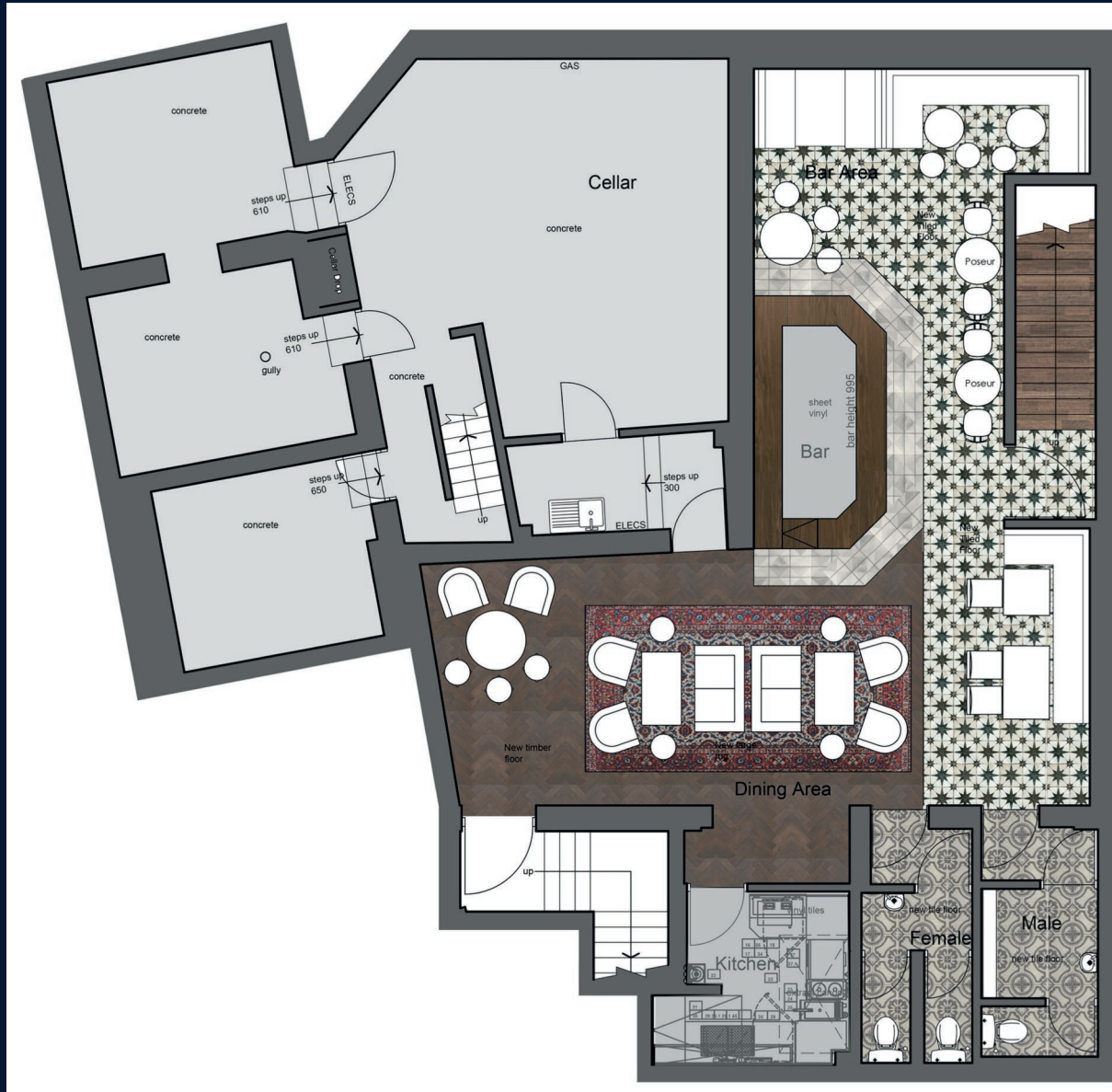
Flower Wall & cushion seatpads to outdoor fixed seating.

INTERNAL MOODBOARD

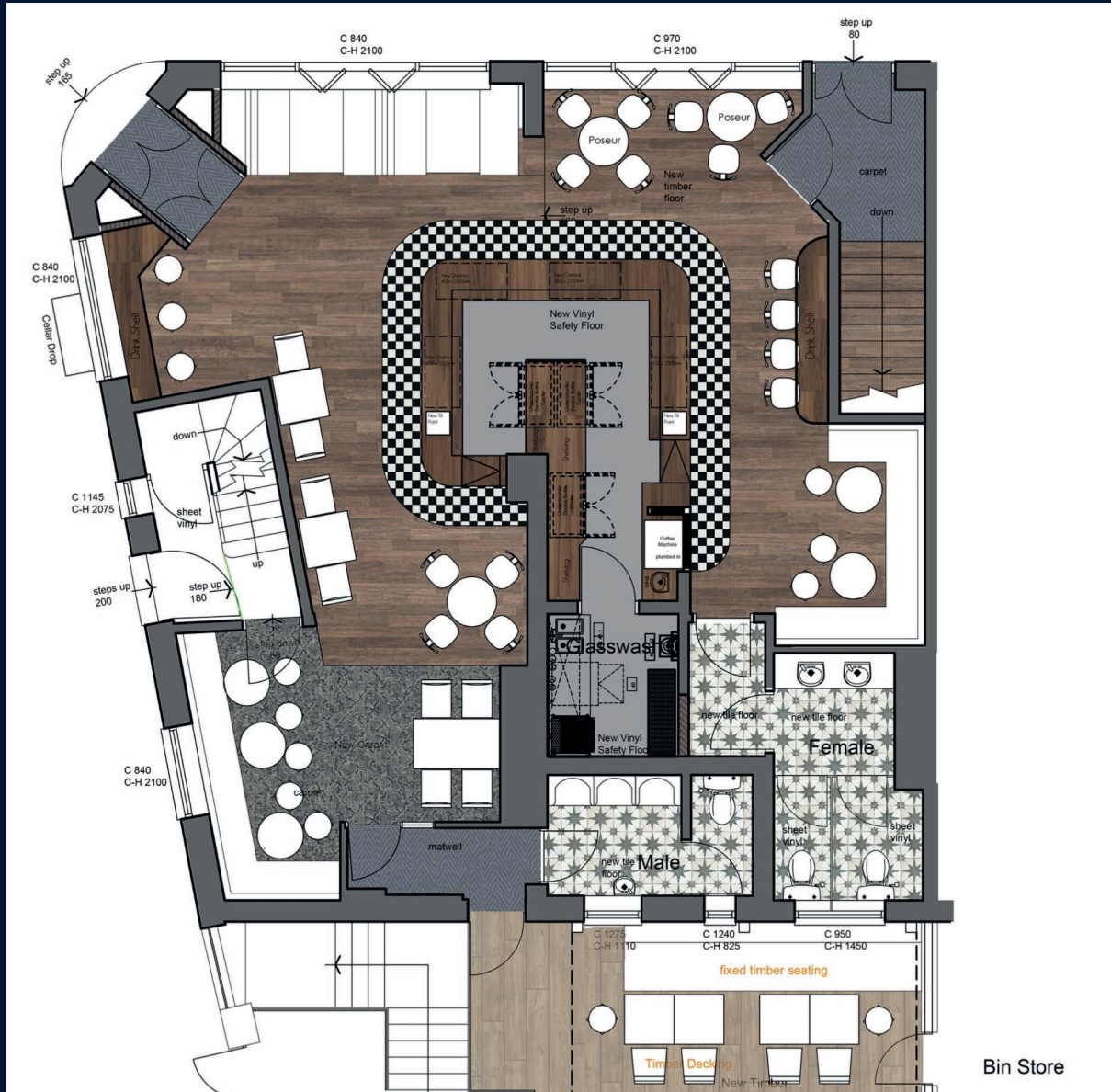
Craft Bar Aesthetic



RENDERED FLOOR PLAN



RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

2

GROUND FLOOR BAR SERVERY

- Block up secondary door to in glass wash area
- New glasswash equipment
- Allow for services, wastes & python works as required to update servery
- Adapt existing countertop and back fitting. Repairs to undercounter of back bar
- Existing decorative clock to be protected and retained within back bar fitting
- 3 No. Double bottle coolers required
- New plumbed in coffee machine position
- New timber & reeded glass screen to hide coffee machine
- Allowance for new shelving to existing front counter .
- New tills & cash drawers required to positions shown. Cable & data works required.
- Remove existing overbars & install new metal overbars with timber shelf.
- New pendant lighting points between overbars
- Allow for 1 no. Icewell
- Allow for 1 WHB & 1 Waste sink
- New bar apron tile.

3

FIRST FLOOR WORKS

- Compliance works required
- Strip out existing bathroom & shower suites. Form new single bathroom adjacent to new kitchen
- Form new kitchen area complete with counter, hob & oven. New vinyl flooring.
- Large bedroom to become Lounge & Dining Space
- Form stud wall to staircase up to second floor & install fire door. Second floor access for maintenance only.
- Strip out carpets & make good. New vinyl flooring
- Decorations throughout
- Allow for 1 WHB & 1 Waste sink
- New bar apron tile.



FLOOR PLANS & FINISHES

4

GROUND FLOOR LADIES TOILETS

The ground ladies toilets will be fully refurbished. Works will include:

- New tile flooring
- New wall tiling up to 1400mm
- New vanity unit & sanitaryware
- New brass taps
- Option to permanently block up window
- Paint decoration including to existing cubicles. New mouldings to cubicles

5

GROUND FLOOR GENTS TOILETS

Works will include:

- New tile flooring
- Cost option for new wall tiling. Full height to urinal wall & 1400mm elsewhere
- Retain existing urinals
- Retain sanitary ware
- Paint decoration including to existing cubicles. new plant on mouldings to existing cubicle doors

6

SECOND FLOOR WORKS

Works will include:

- Compliance works required
- Second floor to be accessed for maintenance only



FLOOR PLANS & FINISHES

1

BASEMENT DINING AREA

- Recover existing section of fixed seating
- New loose furniture layout using both existing refurbished and new items
- Cost to replace stained glass windows & doors with reeded glass.
- New carpet to existing carpeted area
- New light fitting to existing locations & some new positions.
- Paint decoration through out.

2

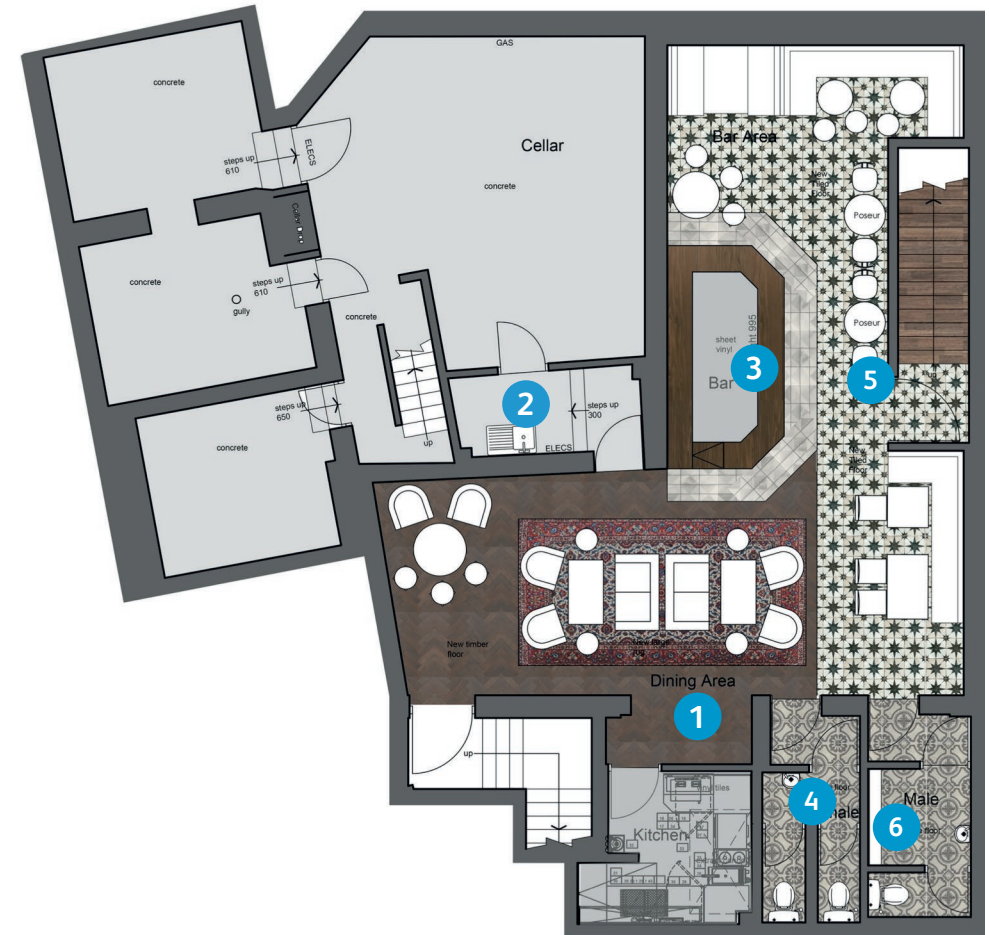
BASEMENT STAIRCASE

- New lighting to existing points
- New decorations throughout
- New LED strips to existing steps
- New Carpet floor to stairs

3

BASEMENT BAR SERVERY

- Retain existing bar servery & allow for shelving works
- Overboard existing bar front with reclaimed timber boards
- Refresh existing bar top
- Adapt existing back fitting to suit ops requirements
- Allow for new bar equipment
- Retain till positions



FLOOR PLANS & FINISHES

4

BASEMENT BAR AREA

- Remove section of fixed seating & adapt to form new booth seating
- New loose furniture layout using both existing refurbished and new items
- New tiled flooring
- New light fitting to existing locations, with a few new position and points capped off as per layout.
- Paint decoration through out

5

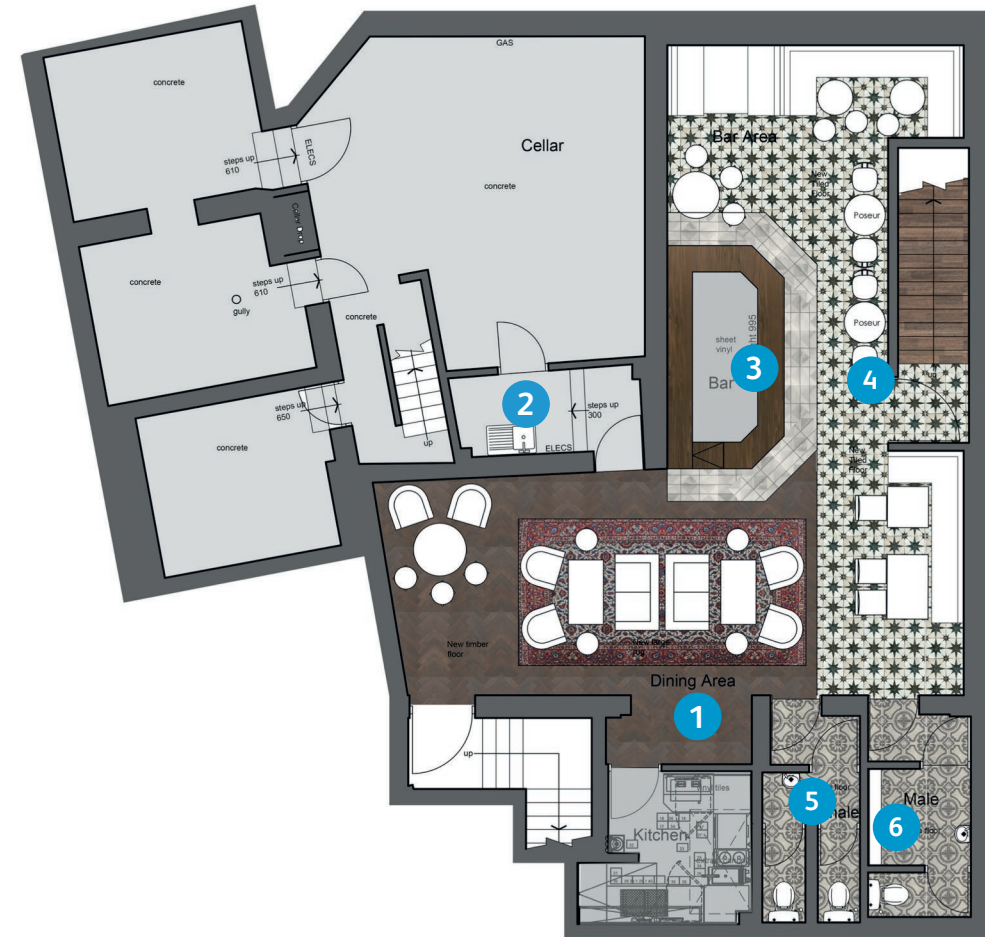
BASEMENT LADIES TOILETS

- New tile flooring
- New wall tiling up to 1400mm
- New pedestal whb & sanitaryware
- New brass taps
- New lighting to existing points
- Paint decoration including to existing cubicles

6

BASEMENT GENTS TOILETS

- New tile flooring
- New wall tiling up to 1400mm
- New pedestal whb & sanitaryware
- New brass taps
- New lighting to existing points
- Paint decoration including to existing cubicles



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

- Jetwash existing decking
- Retain existing fixed seating. New removable seat pads & scatter cushions. Flower wall behind
- New loose furniture
- New patio heaters. Quantity TBC
- Form new green wall to shield staircase
- Clean & decorate existing staircase down to basement
- New Timber pergola structure with poly-carbonate roof





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**