



About the Opportunity



Why Invest?

Exciting Opportunity: Brig Inn, Bridge of Don Pub Refurbishment!

We're investing in a full refurbishment to transform The Brig Inn into a welcoming, modern pub with a traditional feel. Inside, the layout will be refreshed to create two distinct spaces – a lively bar area with screens for sport, pool and darts, and a separate dining space ideal for relaxed meals. The pub will be redecorated throughout, with new furniture, flooring, and an upgraded bar. Outside, the exterior will be fully redecorated, and a new front beer garden will add kerb appeal and extra covers.

Elevate Your Investment: Witness the Transformation

Located in Bridge of Don, just a short walk from Royal Aberdeen Golf Club, The Brig Inn is well placed to attract a wide mix of customers – from locals and families to golfers and groups of friends. With seven letting rooms, a great food and drink range, and entertainment including live sport and music, this is a fantastic opportunity for an experienced operator to run a strong, all-round pub at the heart of the community.

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Target Customers

Community Regulars:

- Locals looking for a comfortable spot to socialise will enjoy the Brig Inn's welcoming atmosphere, friendly service, and reliable pub food. It's the go-to place for a pint, a chat, or a midweek meal.

After-work Socialisers:

- Groups of colleagues and friends can unwind in the bar area with premium drinks, live sport, and regular entertainment. The new front beer garden adds even more appeal for after-work drinks in warmer months.

Families & Diners:

- The refreshed dining area offers a relaxed setting for lunch or dinner, with a menu full of familiar favourites. It's ideal for families or couples looking for quality pub food in a comfortable environment.

Visitors & Golfers:

- With seven letting rooms and Royal Aberdeen Golf Club just a short walk away, the Brig Inn is perfectly placed for overnight guests and tourists. A hearty meal, a good drink, and a comfortable stay make it a great stop-off point.

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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 straightforward pub menu with a selection of crowd pleasers to cater to every taste, with the opportunity to be further developed by the new licensee.

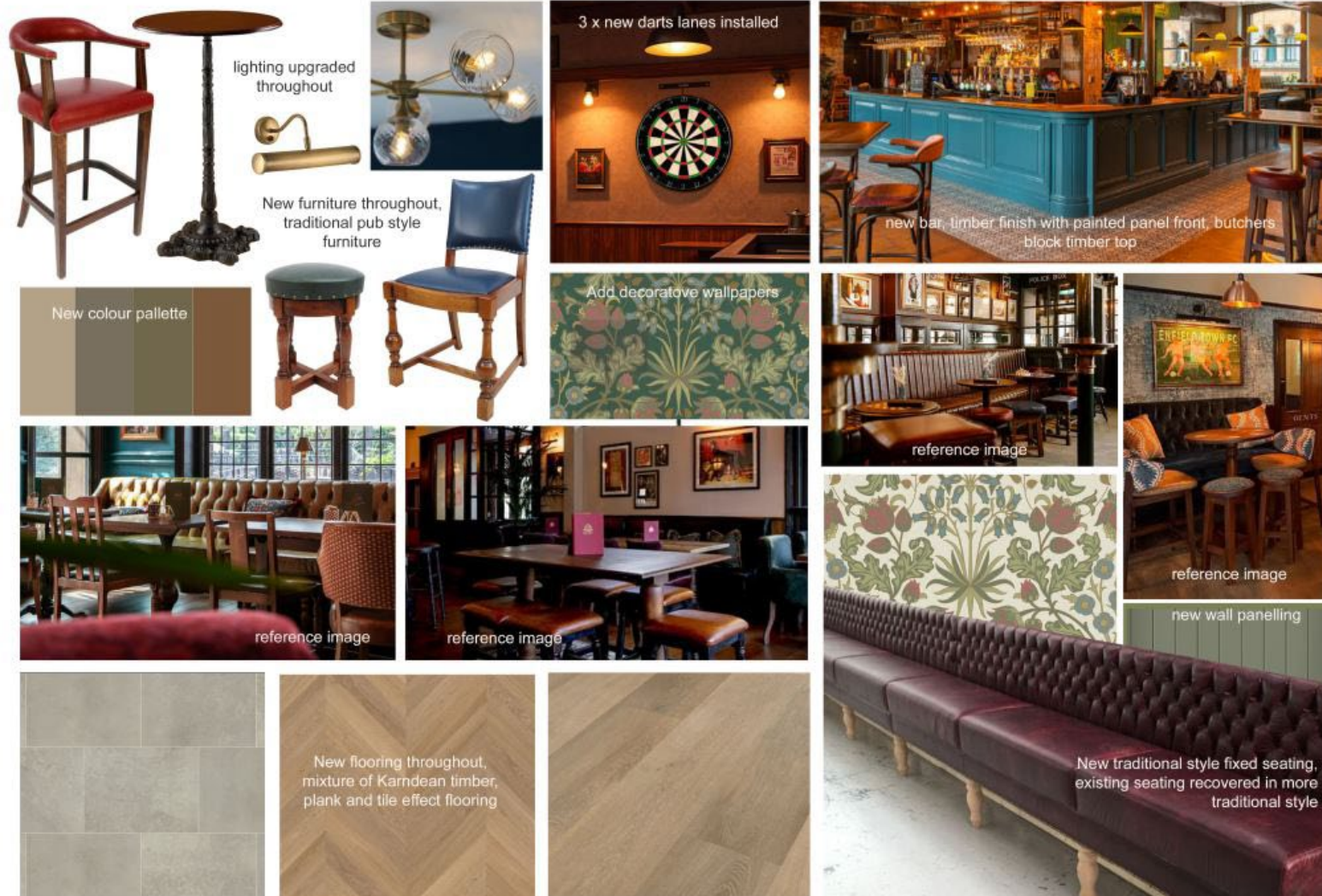
Coffee:

- A quality coffee offer available throughout the day, ideal for morning visitors or those looking for a relaxed break. Complements the all-day trade and appeals to a wider customer base.

Events:

- A lively line-up including Sky and TNT Sports, live music, karaoke, quizzes, and open mic nights. There's always something happening to keep customers entertained and coming back for more.

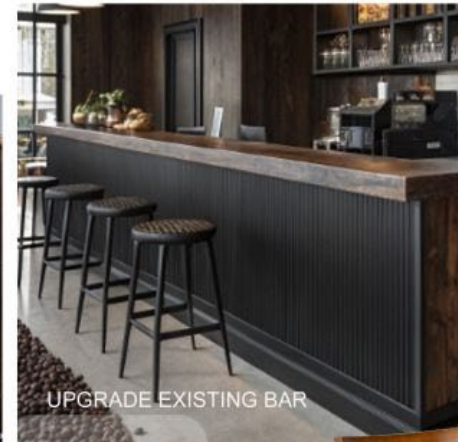
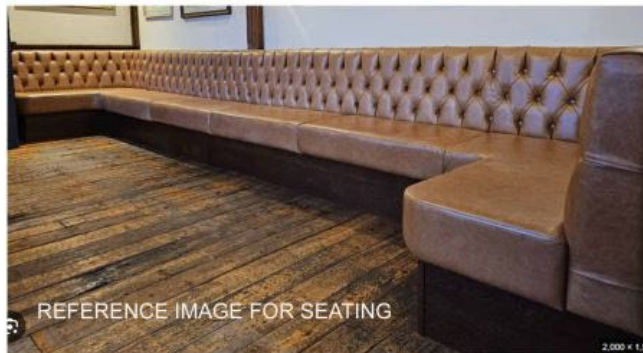
Internal Mood Board



Internal Mood Board



Panelling to be added throughout and painted.



Internal Mood Board



New cubicle systems installed throughout. New warm white LED lighting to all bathrooms operated by PIR sensors.



wallpaper added to female toilets, painted finish in gents

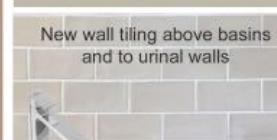


new painted panelling to dado height to non tiled walls



upper walls painted

new mirrors added above each basin



New wall tiling above basins and to urinal walls



New karndean tile effect flooring



New timber effect counter tops with sit on basins

External Mood Board

Add new branded umbrellas



Festoon lighting to be added throughout, posts to be installed to suspend these from.

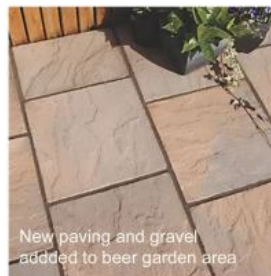
the BEER GARDEN

Planting to be added to beer garden to screen vision from road



Branding to be added to the planters

New black painted picnic benches added to both beer garden areas



New paving and gravel added to beer garden area



retain decking and paint



Reference image, planters, posts, lighting

Rendered Floor Plan



Floor Plans & Finishes

1 Lounge/Function Room:

- Retain existing fixed seating and re-upholster.
- Retain bar counter, gantry.
- Minor enhancements to improve layout/display.
- Remove existing fixed seating around columns and make good all affected surfaces.
- New lighting to be installed throughout.
- New flooring to be laid throughout, Karndean timber and tile effect.
- New loose furniture to be provided throughout.
- Allow PC sum to upgrade ironmongery to all existing doors.
- New MDF wall panelling to be installed below dado, mix of papered and painted finishes above.

2 Toilets:

- All toilets to be fully refurbished, new sanitaryware, cubicles, wall and floor finishes.
- New LED lighting throughout.
- Allow PC sum to upgrade ironmongery to all existing doors.



STAR
— P U B S —

- Add glazed vision panel to door to allow more natural light into rear area.
- If budget allows, reinstate currently boarded-over window to rear elevation to allow more natural light into rear bar area.
- Remove access door and infill wall as detailed.
- New section of poser height seating added to suit.
- New safety flooring to be laid behind bar.
- Strip out existing bar and make good all affected surfaces. New extended bar to be installed as detailed to improve layout. Remove canopy over and make good.
- Create three darts lanes.
- Retain doors and add new glazed vision panels to the upper section of the door. Allow for new ironmongery.
- New lighting to be provided throughout.
- Add drinks shelf to pool/darts area.
- Reinstall window to allow natural light into premises.
- Strip out existing seating and make good all affected surfaces. New section seating to be installed.
- Remove window and add door to existing opening, fan light window to infill height of existing opening.



Floor Plans & Finishes

3 Lounge Bar:

- Allow PC sum to upgrade ironmongery to all existing doors.
- New flooring to be laid throughout, Karndean timber and tile effect.
- New MDF wall panelling to be installed below dado, mix of papered and painted finishes above.

4 Vestibule:

- Strip out existing vestibule and make good all affected surfaces, reinstate former entrance to vestibule leading to bar and lounge.
- Remove existing Georgian wired glazing and replace with clear glass.
- New MDF wall panelling to be installed below dado, mix of papered and painted finishes above.
- Allow PC sum to upgrade ironmongery to all existing doors.



External Refurbishment



Signage and external works:

- Full external decorations with new lighting, signage installed.
- Retain existing deck, add posts and festoon lighting, new furniture added. Deck to be painted.
- New planters installed.
- New paving to be laid to create terrace, posts and festoon lighting added to illuminate.
- Planting to be added to screen terrace area.
- New post sign.
- New 1.8m high fence to be added to screen car park from terrace.
- Add signage to double height gable.



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

● Brig Inn, 9 Ellon Road, Aberdeen, AB23 8EB ●