



● The Royal Oak, Clapham Road, Stockwell, London, SW9 9BQ ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Royal Oak Pub Refurbishment!

This site is to become the premium local for more than 18,000 young professionals and families living within a ten-minute walk. A full, design-led refurbishment will convert the current restaurant into a classic yet stylish pub - instantly visible thanks to new signage, colour scheme and festoon-lit planting that frames a spectacular pub garden. Limited direct competition in Stockwell and constant footfall will give the site year-round trading power.

Elevate Your Investment: Witness the Transformation

Inside, a rich timber floor, re-worked central bar and vintage lighting create a warm setting for 72 covers. Outside, the heated, festoon-lit terrace (now 198 seats) becomes Stockwell's year-round social hub. The relaunch pivots to a premium London pub: craft beers led by Brixton Brewery, quality wines and spirits, coffee and a food menu of elevated classics and standout Sunday roasts. Live sport, regular music and a tight rhythm of the week will lock in local loyalty and high spend per head.

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Target Customers

After-work crowd:

- Zone 2 commuters step off the Victoria or Northern line and straight into a spacious garden with fast, premium drinks service.

Weekend Socialisers:

- Groups from Brixton, Clapham & Vauxhall gain a photogenic pub with 270+ seats, live music and quality craft beers for long sessions.

Local Young Families:

- Daytime coffee, kids' dishes and a safe, planted terrace make it an easy weekend destination five minutes from home.

Sports Enthusiasts:

- Multiple screens indoors and out show major football & rugby fixtures without the crush of central-London bars.

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The Offer

Drinks:

- The pub will offer premium selection of drinks, including lagers, ciders, spirits, wines, and cocktails, alongside a variety of soft drinks and low- and no-alcohol options. Leveraging its proximity to Brixton Brewery, the pub will showcase high volumes of Brixton products and a curated range of craft beers to appeal to beer enthusiasts.

Food:

- Traditional pub favourites executed to a high standard, hand-cut chips, seasonal specials and a reputation-building Sunday roast.

Coffee:

- A straightforward coffee offering will be available to cater to non-drinkers and daytime visitors, ensuring the pub appeals to a wider audience during the day.

Events:

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

Internal Mood Board



Internal Mood Board

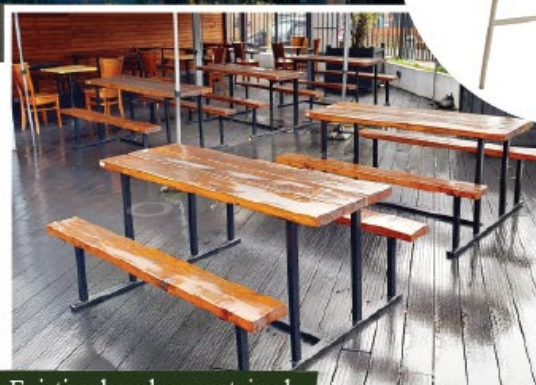


External Mood Board

New Festoon Lighting



All new high furniture



Existing benches re-stained



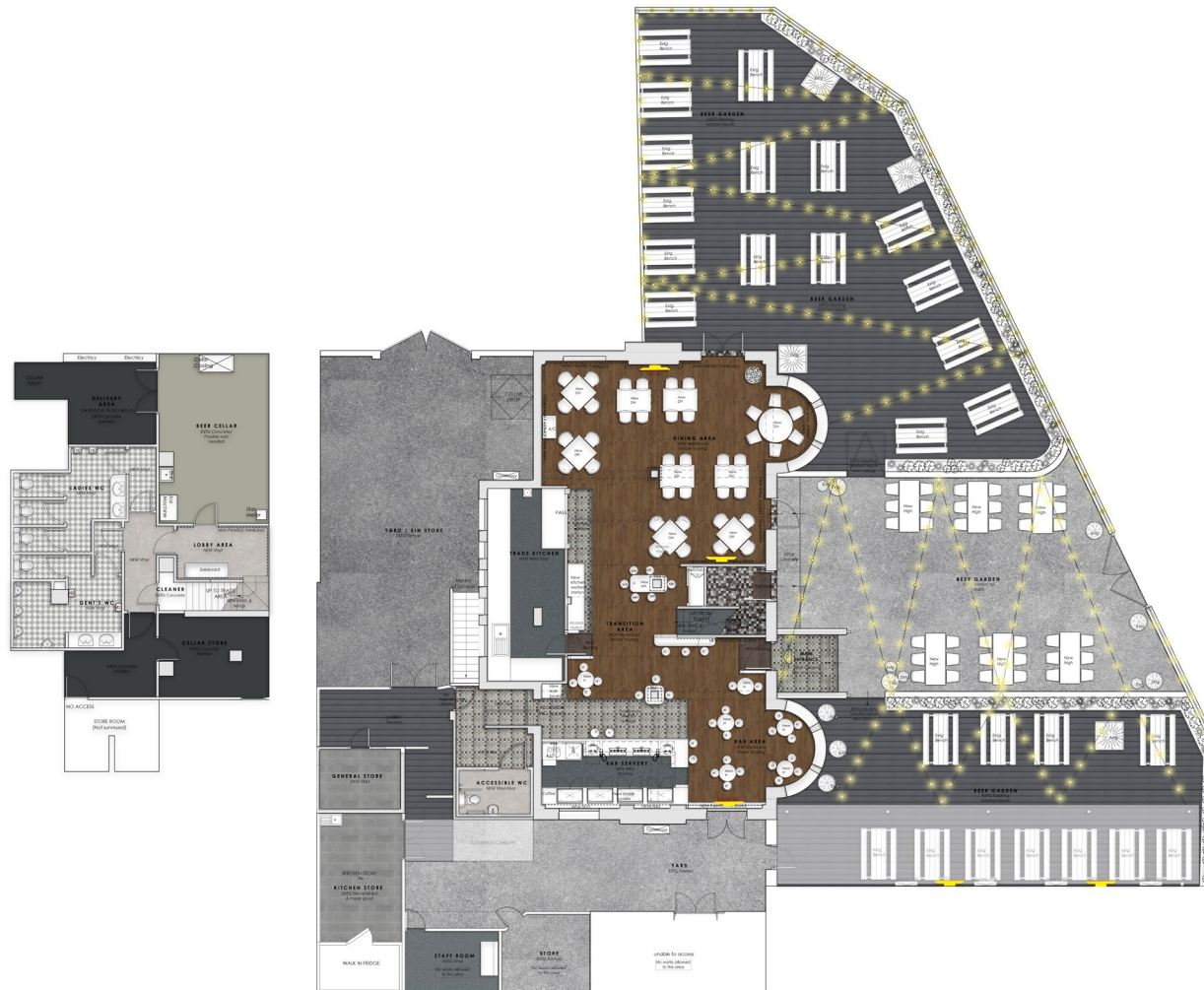
New planting to existing stone planting troughs.

Decking repaired
& retained

Existing tarmac
- Jet-washed

Existing floor finishes

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Strip out existing fittings, flooring and DJ booth.
- Expose feature brickwork, repair floors and ceilings, install drainage.
- Build new bar servery with backfittings, bottle steps and safety vinyl.
- Fit hardwood flooring, tiled bar apron and reclaimed sideboards.
- Install T&G panelling, drinks shelving, screening, traditional entrance doors and column tiles.
- Complete full internal decoration, wallpaper, anaglypta ceilings and new lighting.

2 Kitchen:

- Remove redundant kit, deep-clean stainless walls, fit new FD30 swing doors, safety vinyl and full redecoration.
- Carry out EHO repairs to store area and prepare for additional equipment.



Floor Plans & Finishes

3 Back of House:

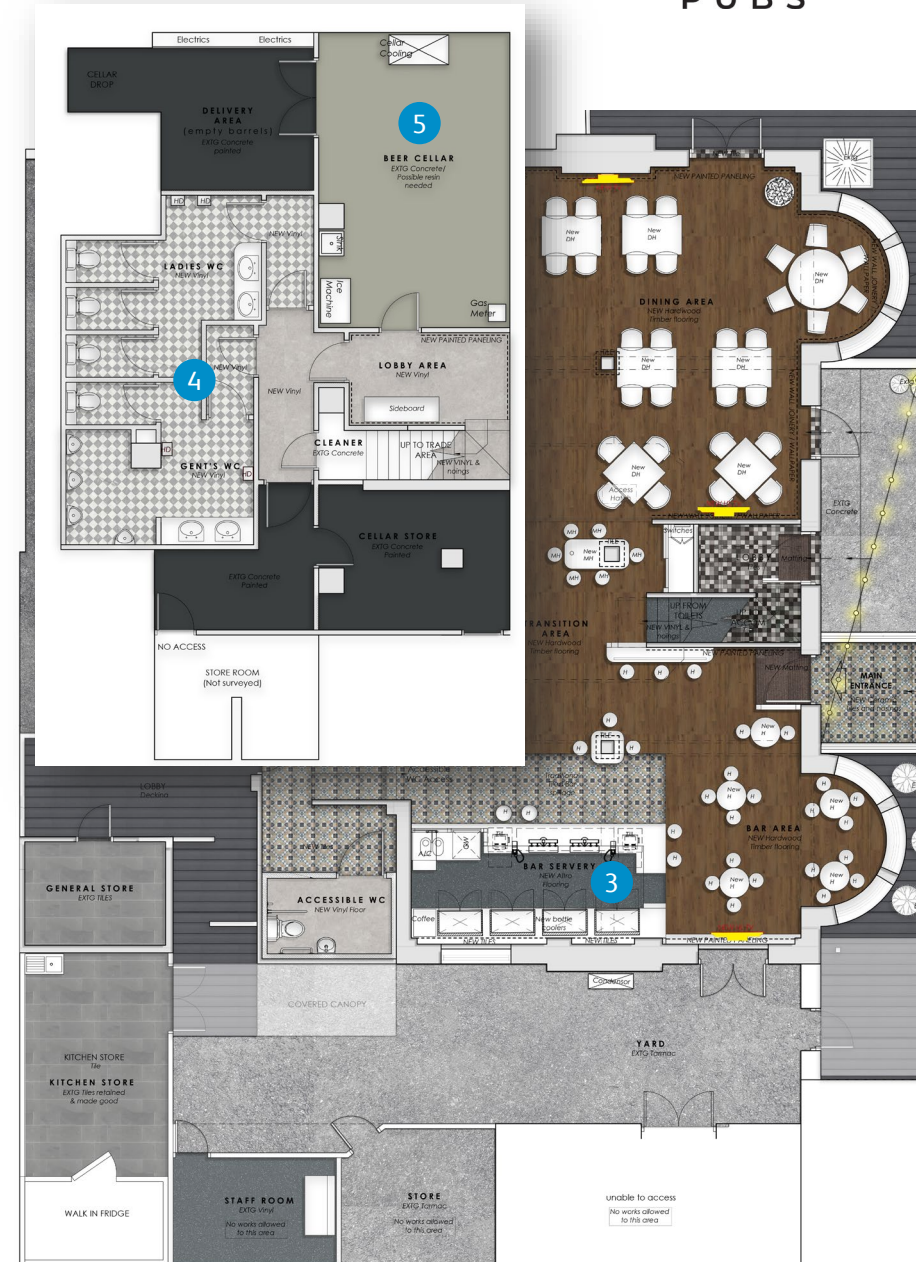
- Clear storage areas.
- Tile BOH corridor, install new FD30 door and form ramp to accessible toilet.

4 Ladies & Gents Toilets:

- Construct new timber-frame basement toilet block with floors, doors, windows, vanity units, sanitaryware, décor and extract.

5 Cellar:

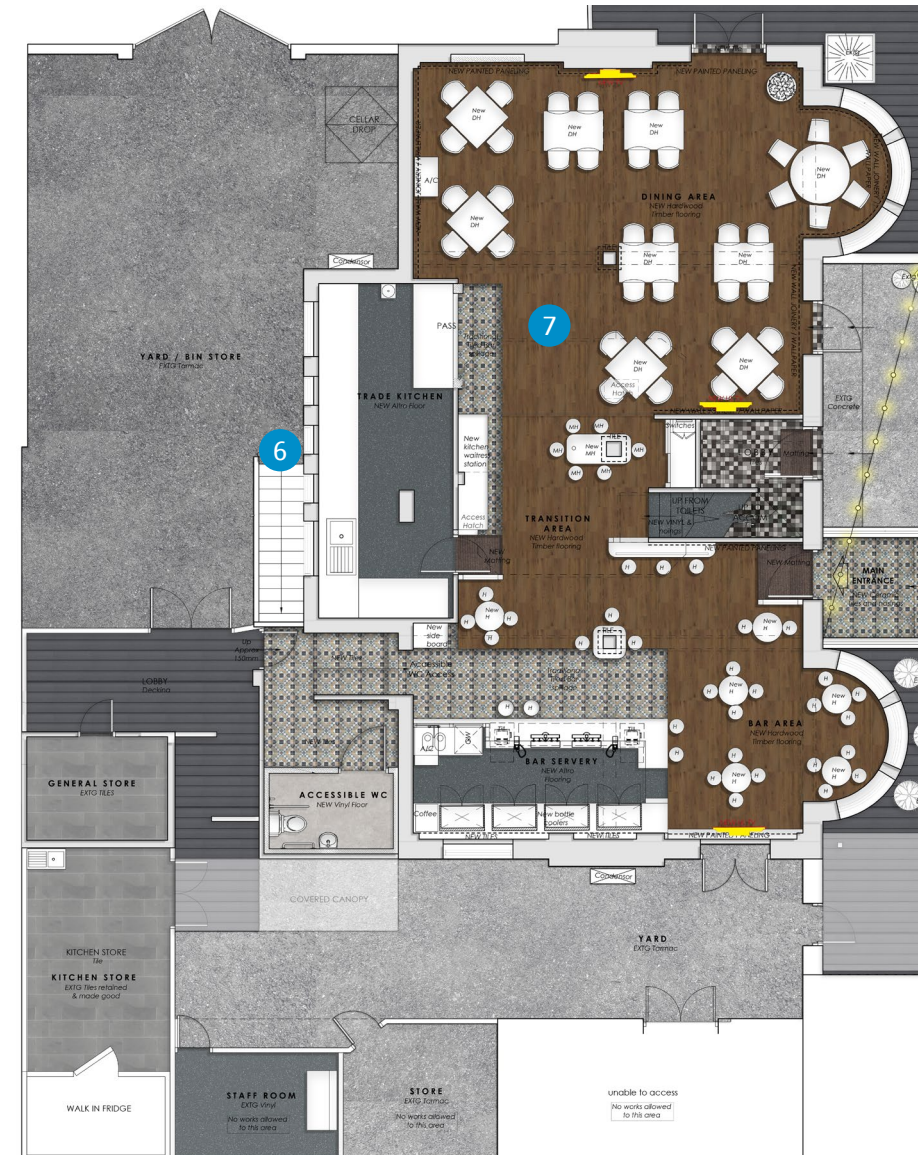
- Prepare for HEINEKEN SmartDispense and new cooling.
- Build partitions, sideboard and new sump pump.
- Repair concrete, fit vinyl flooring, handrails, panelling and Belfast sink.
- Decorate and tidy services.



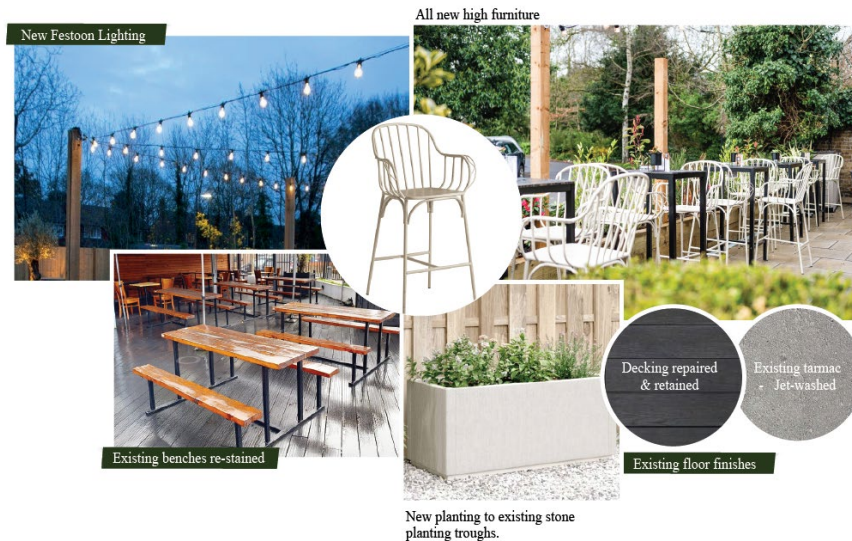
STAR
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- Repaint throughout.
- Refurbish kitchen, bathroom, doors and windows.
- Clear and tidy rooms.

- New boiler, heating and radiators.
- WC extract fans, H&C supplies to toilets and kitchen.
- Upgrade electrics, lighting, fire alarm and emergency lights.
- Strip redundant cabling.
- General EPC and statutory compliance works.



External Refurbishment



Signage and external works:

- Repair render, fascias, joinery, windows, doors and guttering.
- Replace one metal gate and fence panel.
- Remove one flat-roof pergola; clean and retain the second.
- Full redecoration of all previously painted surfaces.
- New low rendered entrance wall with handrail and tiled door threshold.
- New signage, repainted benches and planters, festoon lighting and garden lighting.
- Local repairs to decking, tarmac and fire-escape stair with compliant handrails.



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.

📞 08085 94 95 96

🖱️ www.starpubs.co.uk

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