



About the Opportunity



Why Invest?

Exciting Opportunity: The Callendar Arms, Falkirk Pub Refurbishment!

We're investing heavily in giving this Falkirk pub a full top-to-bottom revamp, inside and out. That includes a total redecoration of the trading area and toilets, a brand-new sports zone, and a fresh, modern look to the exterior. Once complete, this space will be a warm, welcoming spot with room for 74 covers inside and a layout that suits everything from watching the match to enjoying a relaxed meal out.

Elevate Your Investment: Witness the Transformation

The pub sits just off the town's main shopping street, within walking distance of both train stations and close to big regeneration works at Callendar Square. It will suit someone with hospitality experience who's ready to make their mark in a growing area. With a wide drinks range, a menu of tried-and-true favourites, and plans for regular entertainment, this is a great opportunity to step into a ready-to-go, newly refurbished venue.

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Target Customers

Sports Fans:

- With a dedicated sports zone and live games on screen, this will be a go-to spot for locals looking to catch the match with a pint in hand

Social Groups:

- Whether it's midweek catch-ups or weekend nights out, the modern setting and wide drinks range make it ideal for groups of friends to unwind..

Families:

- A relaxed atmosphere and a menu full of crowd-pleasers make it a comfortable choice for family meals out, especially on weekends.

Young Professionals & Locals:

- With its central location and easy train links, the pub will appeal to nearby residents and commuters looking for a reliable place to eat, drink, and enjoy regular entertainment.

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The Offer

Drinks:

- The pub will offer an extensive range of premium lager, craft beers, and ales, with a focus on, spirits, wines, and cocktails along with a great range of soft drinks and low & no options.

Food:

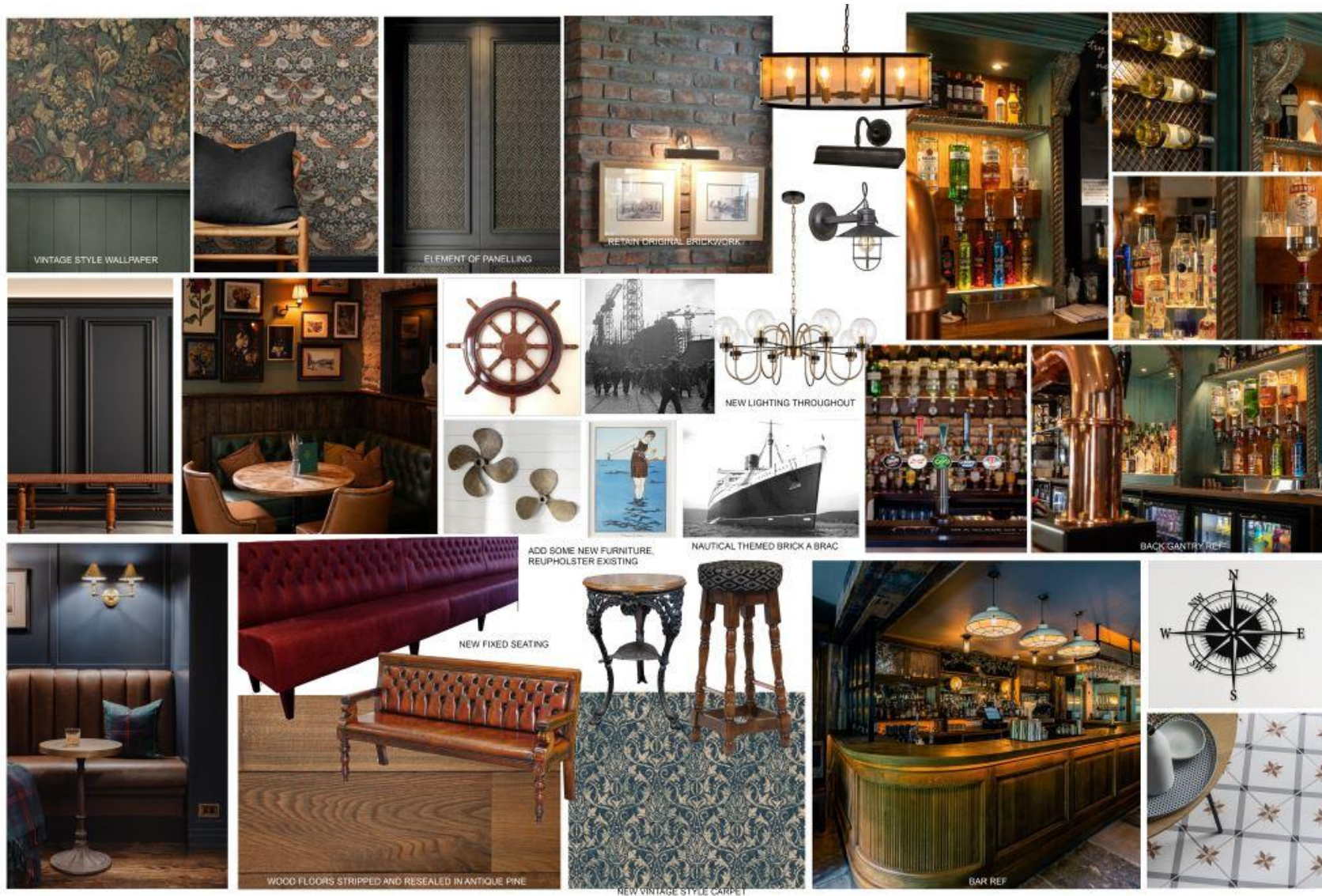
- The pub will offer a simple menu with some crowd pleasers.

Coffee:

- Coffee will be offered, attracting daytime customers and non-drinkers.

Events:

- The pub will offer a regular program of entertainment, including hosting local music acts, pub quizzes, and live sports.



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Strip out booth seating and replace with straight section of wall seating, supplement with new loose furniture.
- Full decoration throughout.
- New traditional style back gantry.
- Bar front to be overclad in traditional style, polished timber finishes.
- Replace tiles to bar spillage to more traditional style floor tiles.
- Reposition TV.
- Some tables repositioned with new stools to supplement.
- Wall between columns to be panelled to picture rail height with fielded panels.
- Strip out mock fireplace and make good of all affected surfaces ready for décor.
- New lighting throughout and repositioning to suit new seating.
- Refurbish existing furniture and supplement with new to suit new layout.
- Create feature full height panel wall.
- Full internal decoration with a mix of wallpaper and painted finishes.



Floor Plans & Finishes

1 General Trade Areas:

- New brick a brace provided throughout with hints to nautical theme.
- New carpet to be laid.
- Retain existing hard flooring, deep clean tiles, sand and seal flooring.
- Allow to patch timber floor.
- Ceiling to be painted out in dark colour, to be continued down to picture rail height.
- Add dado height panelling throughout with fielded panels.
- Reupholster curved booth.

2 Toilets:

- Decoration only to toilets.



External Refurbishment



Signage and external works:

- Full external decoration scheme.
- New signage scheme.



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

● The Callendar Arms, 1 Callendar Road, Falkirk, FK1 1XS ●