



Harbour Lights, South Shields

INVESTMENT PLAN ▶

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Visuals are for illustrative purposes only. Schemes may vary post completion.

Harbour Lights

101 Lawe Road, South Shields, NE33 2AJJ

Why invest?

- **Revamped offer** – The pub will showcase a brand new design, transforming it into a contemporary public house with a nautical twist. Customers will be able to socialise and grab some fantastic food, while drinking a premium tipple of their choice in a pub with a great atmosphere.
- **Great sea views** – Lying adjacent to North Marine Park and walking distance from the busy seafront, only a short walk from the town centre, the pub benefits from a hidden drinking terrace as well as great sea views.

Target customers

- The Harbour Lights is well positioned to appeal to a good number and mix of customers – creating a superb atmosphere. The venue will target a high number of adults within the locality, but also large numbers of day visitors to the park and seafront.
- A broad mix of clubs, societies and community groups are expected to use the space during the week. More tourists are expected during the weekend and holiday periods.

Offer

- Post-refurbishment, the stylishly renovated public house, while enhancing the historic elements, will provide a warm atmosphere for the local community and tourists alike.
- A superb range of well-kept lagers, beers and ciders will be matched with an equally on-trend wine and spirit range.

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Click on the **i**
to reveal details of the proposed refurbishment.

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Email your enquiry NOW, call us on 08085 94 95 96 or visit www.starpubs.co.uk

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This is a fantastic opportunity to take on a seaside pub that's ready for refurbishment and growth.

The refurbishment of the Harbour Lights will transform it into a contemporary public house with a nautical twist where people can socialise, grab some fantastic food, and enjoy a premium tipple of their choice. With a customer base made up of locals and tourists, visitors can enjoy a fantastic atmosphere and a sea view.

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Call on 08085 94 95 96

Or follow the simple online application process at www.starpubs.co.uk

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Schedule for Harbour Lights

Throughout venue

Works to be carried out throughout will include the following:

- Some specialist wall finishes, to include reclaimed timber boarding and removing plaster to expose brickwork.
- All new light fittings.
- USB sockets to fixed seating.

Main bar

Works to the main bar area will include the following:

- Cut back bar and form new bar section to match existing bar.
- Top of bar servery will be re-polished and bar face will be painted, and inner shelving will be adjusted to suit new layout.
- New safety vinyl flooring.
- Retain and reupholster all fixed seating.

Dining area

Works to the dining area will include the following:

- New run of fixed seating, fully upholstered in deep button-back leather.
- Form new decorative screen and fixed waiter station unit.
- Fully redecorated throughout with some feature wall coverings.
- New carpet.
- New furniture and light fittings.

Conservatory

Works to the conservatory will include the following:

- Replacement glazing for two windows on fire escape route with pyro double-glazed units.
- Removal of all fixed seating and make good.
- Repaired, re-grouted and industrially cleaned decorative floor tiles.
- New door to external seating.

Kitchen

Works to the kitchen will include the following:

- New door opening to access rear yard will be formed.
- New Altro flooring and decorations throughout.

Toilets

Works to the toilets will include the following:

- The men's toilets will get a new vinyl floor and be fully redecorated.
- The women's toilets will be stripped completely with a new flat roof extension constructed, forming three cubicles while blocking up the window into the pub.
- New sanitary ware and a vanity unit will be installed.
- Half-height tiles up to dado will be put in and wall will be painted above.
- Feature wallpaper will also be included.

Outside area

Works to the outside area will include the following:

- New fire exit through wall with door and gate.
- New timber posts will be fixed securely into floor and painted.
- Drape festoon lighting from post to conservatory.
- New 2-metre high close-boarded fence and gate made with high-grade treated timber in a natural finish.
- Logos painted onto existing concrete surface and planter bed replanted.
- Refurbishment of painting of three A frame benches.

Signage and lighting

- A full new signage and lighting scheme will complement the interior refurbishment.