



The Railway Tavern, Prestonpans

INVESTMENT PLAN ▶

The Railway Tavern, Prestonpans

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The Railway Tavern

129 High St, Prestonpans, EH32 9AX

Why invest?

- **Characterful Rejuvenation Planned** – An uplifting refurbishment will transform The Railway Tavern into a thriving hub in the heart of Prestonpans. A variety of seating options, large TVs showing live sports and a range of premium drink options will create a modern, elegant venue with a fresh feel that can be enjoyed by the whole community. The refurbishment will introduce an updated and contemporary interior, as well as a bright, eye-catching facade to pull customers in. This honest regeneration will place The Railway Tavern at the centre of the local community, whilst still maintaining its classic pub atmosphere.
- **Ideal Investment** – The transformational refurbishment will create a stand-out pub capable of trading at all points of the day. The one-room, purely drinks-led pub is perfect for someone looking to take on a drinks venue for the first time, and while focusing on live sport and entertainment, it's sure to have a lucrative customer base year-round. And with Prestonpans being a hub for inward investment and housing developments, the opportunities of The Railway Tavern are plentiful.
- **Stand-out Location** – The Railway Tavern is situated on the high street in the centre of Prestonpans, surrounded by a number of shops and offices, attracting shoppers and workers throughout the day who are looking for a contemporary yet traditional venue to socialise in. The pub is also well placed to host a variety of community and sporting events.

Target customers

Once refurbished, The Railway Tavern will appeal to:

- Daytime shoppers looking for a relaxed environment for coffee.
- Those wanting a casual drink in a unique environment.
- Customers wanting to enjoy a drink while watching live sport or entertainment.

Offer

Post-refurbishment, The Railway Tavern will be transformed into a characterful and cosy pub, offering:

- A wide range of quality drinks, from draught beers to specialist gins and spirits.
- A new attractive venue in Prestonpans where customers will love spending their time in a welcoming atmosphere.
- A great coffee offer served during the day.
- Sky and BT sports on TV and live entertainment.

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

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This is an incredible opportunity to take on a pub business that's ready for refurbishment and growth.

This project will significantly enhance the business' 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.

Call on 08085 94 95 96

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



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Schedule for The Railway Tavern

Bar Servery

The welcoming and local feel of the pub will be enhanced by the new bar servery. Works will include:

- Adding a new polished timber bar top.
- Adding bottle coolers and shelves to the lower bar.
- Adding new cabinets for added storage.
- Installing a brand-new upper backfitting to create an eye-catching display of the premium drinks offer.
- Installing a new AV system.
- Adding new high stools to the bar, upholstered in a mixture of warm, rich fabrics.

Bar Area

The bar area will be completely refurbished with an attractive contrast of modern and traditional finishes, perfect for any local to socialise in. Works will include:

- Laying new timber flooring.
- Adding an eclectic mix of bar furniture throughout, including fixed seating bays, sharing tables, bar stools and chairs upholstered in a variety of finishes.
- Adding new large flatscreen TV's to the space.
- Finishing the space with bric-a-brac and framed artwork.

Toilets

Both the ladies and gents toilets will be refurbished and redecorated in line with the pub's modern look and feel. Works will include:

- Laying new vinyl flooring.
- Replacing the existing sanitary ware.
- Adding new signage throughout.

Cellar

A SmartDispense system will be installed to reduce waste and improve quality.

Signage and External Area

The external area and signage will be rebranded to enhance the pub's kerb appeal and highlight the new and improved offer to passing customers. Works will include:

- Adding tables to the front of the pub to entice passers-by and increase revenue.
- Adding a new eye-catching signage scheme highlighting the new venue.
- Adding new lighting, including lanterns and spotlights, to illuminate the pub's entrance, whilst improving its evening kerb appeal.
- Softening the entrance with vibrant hanging baskets.

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