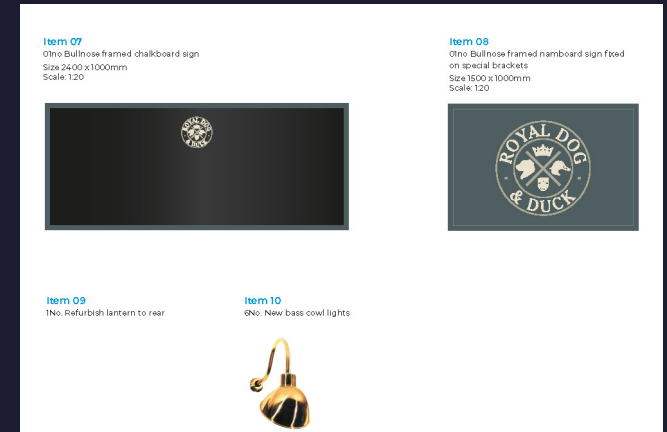
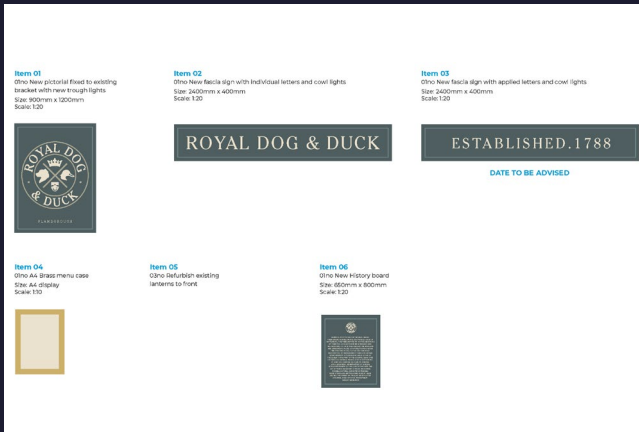




● Royal Dog & Duck, Dog Duck Square, Flamborough, YO15 1NB ●

# About the Opportunity



## Why Invest?

### Exciting Opportunity: Royal Dog & Duck, Flamborough Pub Refurbishment!

We're investing in the Royal Dog & Duck in Flamborough to strengthen its reputation as the most traditional pub in the village. With new signage, external redecoration and essential compliance works, the focus is on making this characterful venue more welcoming to both visitors and locals. This light-touch refurbishment will preserve the pub's classic charm while improving key areas to support smoother trading.

### Elevate Your Investment: Witness the Transformation

Located in the North Yorkshire tourist hotspot of Flamborough, the pub is perfectly placed to benefit from strong seasonal footfall as well as a loyal, mature local population. With its community-led feel, prime village location and cosy interior, the Royal Dog & Duck is set to be a standout destination for those seeking a classic seaside pub experience.

# About the Opportunity

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## Target Customers

### Village Regulars:

- The pub's traditional feel and reliable welcome make it a favourite among long-standing local residents looking for a quiet pint or midweek quiz night.

### Holidaymakers & Day-Trippers:

- Located near local accommodation and village shops, the pub will naturally attract tourists seeking a friendly place to eat, drink and unwind after a day at the coast.

### Mature Couples & Social Groups:

- With a more relaxed pace and a rhythm of the week that includes quizzes, sports and light entertainment, the pub will suit those looking for sociable evenings in a familiar setting.

### Sports Enthusiasts:

- With live sport and a consistent weekly events calendar, the Royal Dog & Duck will draw regulars keen to enjoy the game in a proper local.

# About the Opportunity

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## The Offer

### Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, 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.

### Coffee:

- A pod machine will provide a simple coffee option, broadening the offer for daytime visitors and non-drinkers.

### Events:

- A local rhythm of the week including quizzes, televised sport and occasional entertainment will help keep things lively and support midweek footfall.

# Floor Plans & Finishes

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## 1 Private Accommodation:

- Remove existing floor coverings and dispose of appropriately.
- Make good subfloors where needed, ready for new finishes.
- Remove old kitchen units and install new mid-range Howdens kitchen units, worktops and fittings.
- Fit new vinyl flooring in the kitchen.
- Check all doors and escape routes from the flat and upgrade as advised in the fire safety report.

## Cellar:

- Refurbish cellar steps and drop skids, including fitting new metal nosings to brick steps and repairing the concrete base.

## Sustainability:

- Increase loft insulation in accessible pitched roof spaces to 400mm thickness.
- Check zoning and heating controls to ensure efficient operation.

# Floor Plans & Finishes

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## 1 Fixtures & Fittings:

- Limited replacement of fixtures and fittings such as furniture, appliances, equipment, carpets, and light fittings.
- Some items will be provided by the landlord, while others will be tenant-responsible.
- The landlord will design and procure loose items on the tenant's behalf, with costs detailed in the Guide to Legal & Ingoing Costs document.

## Compliance:

- Ensure the property meets all statutory and mandatory compliance requirements for both landlord and tenant responsibilities.
- Provide copies of all relevant certificates and confirm the details of ongoing testing and maintenance obligations.

# External Refurbishment

## Item 01

01no New pictorial fixed to existing bracket with new trough lights  
Size: 900mm x 1200mm  
Scale: 1:20



## Item 02

01no New fascia sign with individual letters and cowl lights  
Size: 2400mm x 400mm  
Scale: 1:20



## Item 03

01no New fascia sign with applied letters and cowl lights  
Size: 2400mm x 400mm  
Scale: 1:20



DATE TO BE ADVISED

## Item 04

01no A4 Brass menu case  
Size: A4 display  
Scale: 1:10



## Item 05

03no Refurbish existing lanterns to front

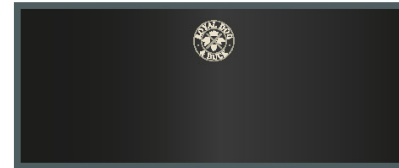
## Item 06

01no New History board  
Size: 650mm x 800mm  
Scale: 1:20



## Item 07

01no Bullnose framed chalkboard sign  
Size 2400 x 1000mm  
Scale: 1:20



## Item 08

01no Bullnose framed namboard sign fixed on special brackets  
Size 1500 x 1000mm  
Scale: 1:20



## Item 09

1No. Refurbish lantern to rear

## Item 10

6No. New brass cowl lights



## Signage and external works:

- Full external redecoration of all painted surfaces.
- Installation of new signage and external lighting.
- Carry out repairs before decoration, including removal and replacement of rotten timber and window casements where needed.
- Strip and re-cover existing flat roofs.
- Replace roof edge protection near the fire escape.
- Overhaul pitched roofs, replacing any missing or damaged tiles or slates and repairing flashings.
- Check and repair all gutters and downpipes.
- Repair and make good the external shelter in the beer garden.



**STAR**  
— PUBS —

## 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](http://www.starpubs.co.uk)

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