



● The Mash Tun, 154-58 Easter Road, Edinburgh, EH7 5RL ●

# About the Opportunity



## Why Invest?

### Exciting Opportunity: Mash Tun, Edinburgh Pub Refurbishment!

We're investing in The Mash Tun on Easter Road with a full external redecoration and new signage to give the pub real standout on a busy stretch of the city. Inside, improvements include an upgrade to the ladies' toilets, adding polish to a venue that already benefits from a quality trading layout, SmartDispense system, and a fully equipped catering kitchen. With 80 covers across indoor and outdoor seating, it's a great setup for someone ready to hit the ground running.

### Elevate Your Investment: Witness the Transformation

Located a short walk from the city centre and right by the Hibs stadium, the pub is surrounded by over 16,000 adults within walking distance. The area has a strong mix of young adults, families and groups looking for relaxed food and drink spots during the week and at weekends. We're looking for an experienced operator who can bring energy and vision to a well-backed pub with loads of potential.



# About the Opportunity



## Target Customers

### Matchday Crowds:

- With the Hibs stadium just down the road, the pub is well placed to attract fans before and after games looking for drinks and a bite to eat. The strong kerb appeal and well-run setup make it an easy choice for home and away supporters.

### After-work Socialisers:

- Being close to the city centre means it's a handy stop for workers heading home who want a relaxed pint or casual meal. The pub's mix of quality drinks and welcoming atmosphere makes it ideal for midweek meetups.

### Young Adults & Students:

- The area has a strong population of younger adults who are likely to be drawn to the pub's modern look and sociable feel. It's a good fit for group catch-ups, casual dates, or evenings out without heading into the city centre.

### Local Families:

- Families in the area will find the pub a convenient and relaxed option for eating out. With space to sit comfortably and food on offer, it appeals to those looking for an easy, local place to enjoy time together.

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## The Offer

### Drinks:

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

### Food:

- The pub has a fully equipped catering kitchen, making it ideal for offering a straightforward but quality food menu. It's well suited to casual dining that appeals to both families and groups of friends.

### Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

### Events:

- The pub will offer live sports, music, and host events catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

# Internal Mood Board

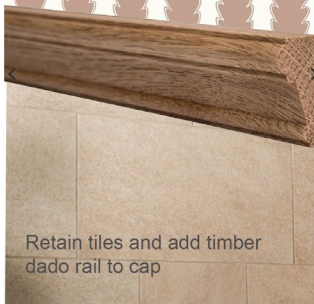
Feature wall  
covering above  
tiles.



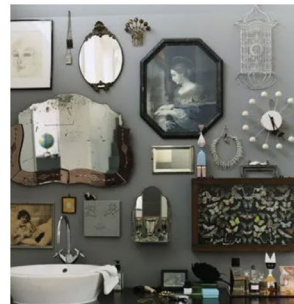
Vintage and quirky  
artwork added



Faux floral wall at high  
level behind toilet  
cubicles



Retain tiles and add timber  
dado rail to cap



Create mirror gallery  
wall over basins



Retain blush pink  
cubicles



Vintage style vanity  
unit with small wash  
hand basins

New Karndean floor  
throughout ladies.



# Floor Plans & Finishes

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## Ladies Bathroom:

- Feature wall covering above tiles.
- Vintage and quirky artwork added.
- Faux floral wall at high level behind toilet cubicles.
- Retain tiles and add timber dado rail to cap.
- Retain blush pink cubicles.
- Create mirror gallery wall over basins.
- Vintage style vanity unit with small wash hand basins.
- New Karndean floor throughout ladies.

# External Refurbishment



## Signage and external works:

- New signage and external decoration.
- New coat of paint as in render.





**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

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