



● The Ship Inn, Post Office Street, Bridlington, YO15 1JS ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Ship Inn Pub Refurbishment!

We're making a significant investment into The Ship Inn in Flamborough, transforming it into a high-quality, traditional seaside pub with broad appeal. Inside, we're carrying out a full refurbishment throughout all trading areas and toilets, while also redeveloping the kitchen to support a stronger food offer. Outside, the pub will benefit from fresh signage, a repaint to the ground floor exterior, full window repairs, and a renovated beer garden.

Elevate Your Investment: Witness the Transformation

This investment aims to position The Ship Inn as a warm and welcoming destination for both residents and visitors to this busy coastal village. With a strong year-round population and rising tourist numbers during the warmer months, the pub is well-placed to thrive by delivering a consistent, quality experience that sets it apart from the local competition.

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Target Customers

Tourist Visitors:

- Flamborough's coastal charm draws thousands of holidaymakers and day-trippers each year. The Ship Inn will meet their expectations with classic pub food, friendly service, and a traditional look and feel that suits its seaside setting.

Local Regulars:

- A mature and stable local population keeps the village lively all year round. The upgraded offer will provide a reliable spot to enjoy a pint, a meal, or a quiz night in familiar surroundings.

After-Work Socialisers:

- With improved interiors and a refreshed beer garden, the pub will appeal to working locals seeking a relaxed space to catch up with friends or unwind in the evening.

Casual Diners:

- Whether it's families on holiday or local couples enjoying a meal out, the pub's updated food offer and comfortable layout provide a dependable spot for lunch, dinner or drinks – both indoors and out.

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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:

- A core menu of pub favourites will cater to broad tastes, with a focus on consistency and quality. A redeveloped kitchen and 86 internal covers make The Ship Inn well-equipped to meet peak demand during busy seasons.

Coffee:

- A pod coffee offer will help open up daytime trade, appealing to those visiting Flamborough for a quieter drink or break during the day.

Events:

- The pub will offer pub quizzes and events catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

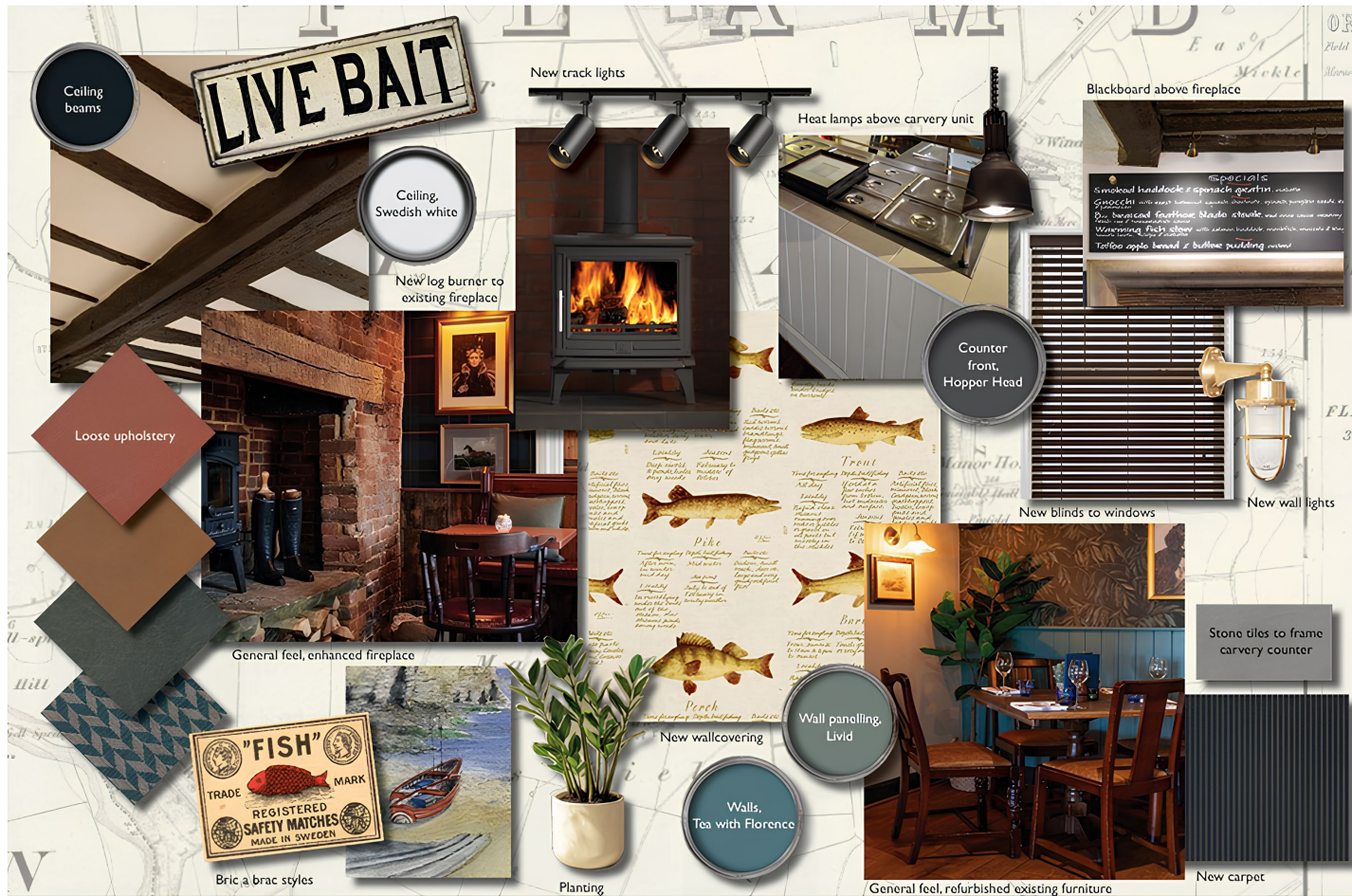
Internal Mood Board



Internal Mood Board



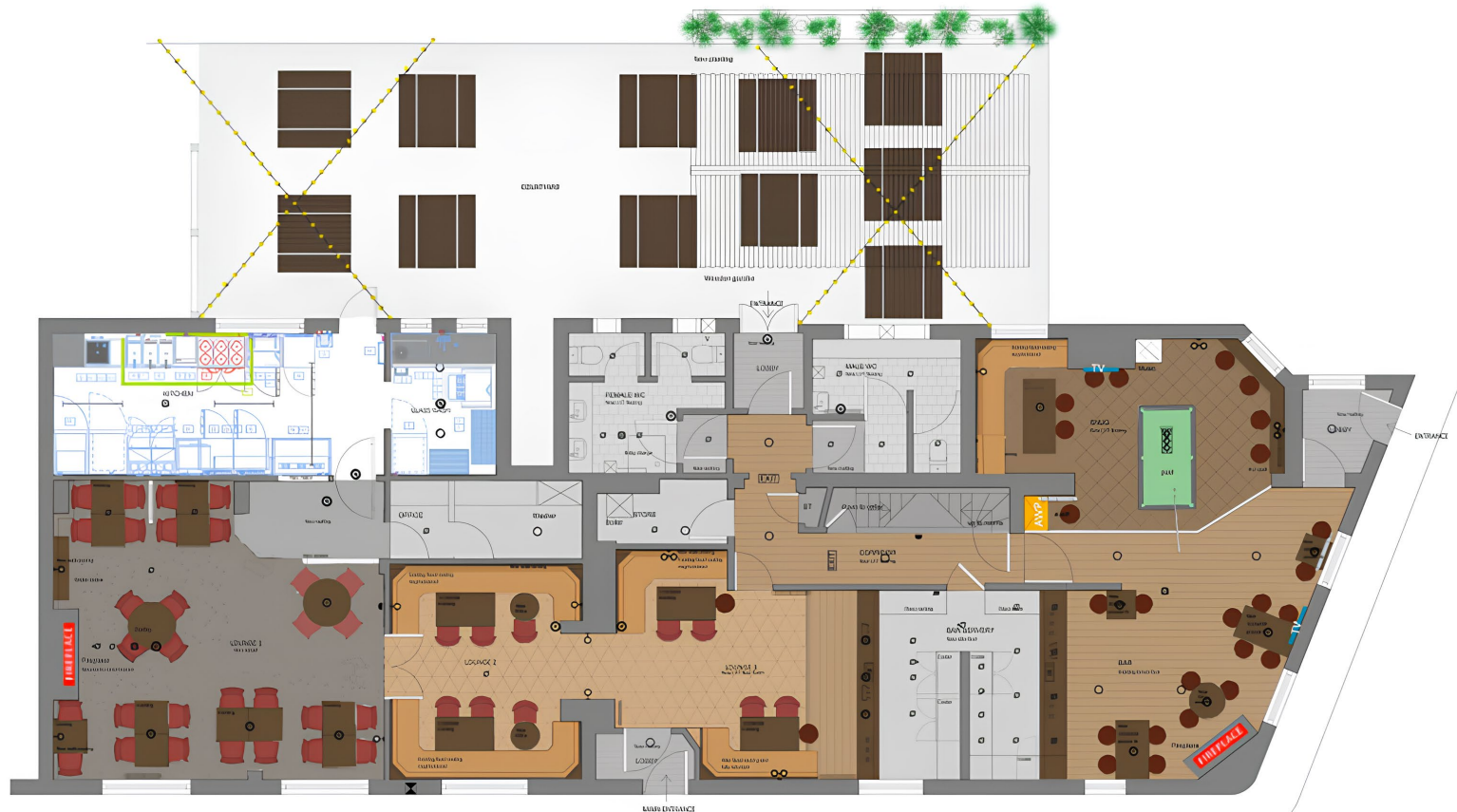
Internal Mood Board



External Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 Bar Area:

- Full redecoration.
- Remove existing fixed seating and replace with new poseur furniture.
- Enhance fireplace.
- Retain and refurbish existing furniture.
- Strip and restain existing timber flooring or overlay with new LVT.
- Install new light fixtures to existing positions.
- Deep clean and repair Altro floor.

2 Bar & Backfitting:

- Re-polish bar top and back bar fitting.
- Enhance back bar with new tiling.
- Re-polish existing foot rail.
- Install new feature over-bar lighting.
- Deep clean and repair existing Altro floor.



Floor Plans & Finishes

3 Lounge 1:

- Full redecoration, including wall and ceiling finishes and new wallcoverings.
- Install new electric stove and enhance fireplace.
- Improve waiter station.
- Retain and refurbish existing furniture.
- Replace carpet with new carpet.
- Install new light fittings to existing positions.
- Install new entrance matting.

4 Lounge 2:

- Full redecoration, including wall and ceiling finishes and new wallcoverings.
- Retain and re-upholster existing fixed seating.
- Replace carpet with new LVT flooring.
- Install new light fittings to existing positions.
- Add new tables to fixed seating areas.
- Retain and refurbish existing furniture.



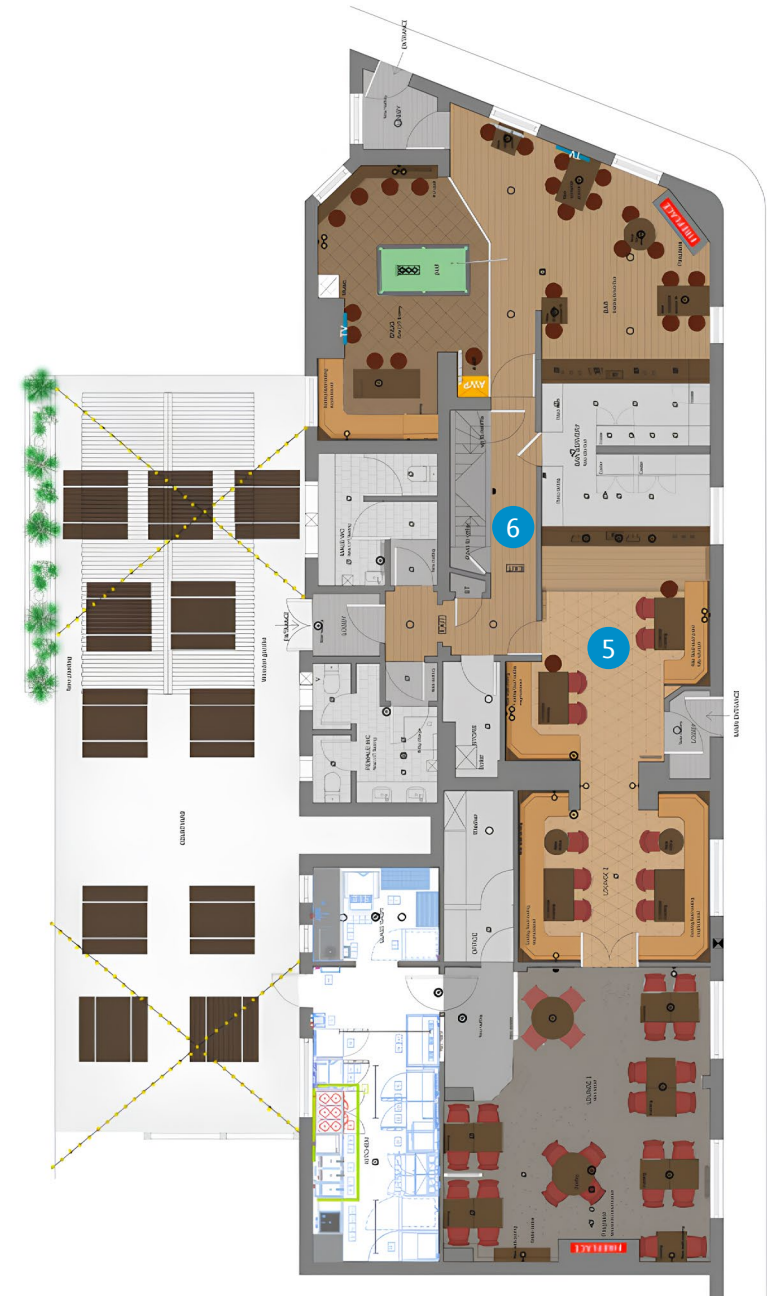
Floor Plans & Finishes

5 Lounge 3:

- Full redecoration, including wall and ceiling finishes and new wallcoverings.
- Replace carpet with new LVT flooring.
- Retain, cut back and re-upholster existing fixed seating.
- Retain and refurbish existing furniture.
- Install new light fittings to existing positions.
- Strip and restain existing timber flooring or overlay with new tiled floor finish.
- Remove curtains.
- Replace existing pictures with new artwork.

6 Lobby & Corridor:

- New entrance matting throughout.
- Install new light fittings to existing positions.
- Full redecoration with new paint finishes and artwork.
- New LVT flooring.
- Remove blinds.



Floor Plans & Finishes

7 Customer Toilets:

Ladies:

- Full redecoration of walls and doors.
- Industrial clean throughout.
- Replace flooring with new LVT.
- Refurbish vanity units with new tops and clad fronts; reuse basins.
- Install new tiled upstand to vanity.
- Install new full-length mirror and replace existing mirrors.
- Overhaul sanitary ware and install new toilet seats.

Gents:

- Full redecoration of walls and doors.
- Industrial clean throughout.
- Replace flooring with new LVT.
- Replace existing mirrors.
- Overhaul sanitary ware and install new toilet seats.



Floor Plans & Finishes

8

Catering Kitchen:

- Full industrial clean, including flooring.
- Full redecoration.
- Repair existing tiles.
- Overlay one wall with Whiterock.
- Install new kitchen as per Lloyds Catering layout plan.

9

Cellar:

- Full redecoration.
- Install new granolithic concrete floor.
- Industrial clean throughout.
- Repaint steps and add safety tread nosing to stairs.

9

Courtyard:

- Repaint all doors.
- Install new architectural planting.
- Repaint gazebo.
- Pressure wash tarmac.
- Install new festoon lighting.



External Refurbishment

Item 01
02no New pictorial signs fixed to existing bracket with new trough lights
Size: 900mm x 1200mm
Scale: 1:20



Item 02
01no Set of individual house name letters mounted on a signwritten back panel
Size: 1500mm x 1500mm
Scale: 1:20



Item 03
02no Signwritten amenity signs
Size: TBA
Scale: N/A



Item 04
02no A4 Brass menu case
Size: A4 display
Scale: 1:10



Item 05
01no Double sided a board
Size: 900 x 1400mm
Scale: 1:20



Signage and external works:

- Full external repairs and redecoration
- New signage scheme and external light fixtures



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— 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.

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