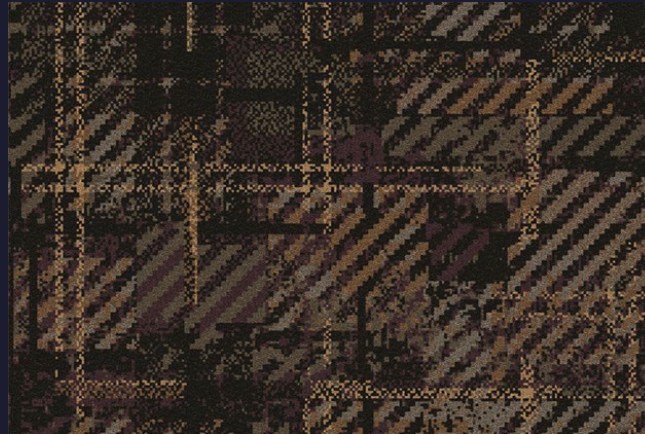




● The Keystone, 1 Houston Square, Johnstone, PA5 8DT ●

# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Keystone, Johnstone Pub Refurbishment!

A full refurbishment is set to transform The Keystone in Johnstone into a modernised, traditional wet-led pub with wide appeal. Inside, the trading area and customer toilets will be fully redecorated, with upgraded finishes throughout to create a welcoming, well-presented environment for locals and visitors alike. The internal space will support a clear layout for drinks-led occasions, live sport and sociable games.

### Elevate Your Investment: Witness the Transformation

Externally, the pub will benefit from a full redecoration, new signage and improved lighting to boost visibility and kerb appeal. Just off the main high street and surrounded by shops, food outlets and housing, The Keystone is ideally located in the heart of the community, with strong footfall potential and an opportunity to stand out from the competition as one of the best-presented pubs in the area.

# About the Opportunity



## Target Customers

### Sports Fans:

- A go-to spot for watching live fixtures with friends, supported by regular sport on screen, a strong drinks range and a lively atmosphere.

### Social Drinkers:

- Perfect for groups of friends looking for an easy-going pint after work, a midweek meet-up or a bigger night out at the weekend.

### Games Players:

- With pool and darts on offer, the pub will appeal to competitive socialisers who enjoy a casual game alongside their drinks.

### Community Regulars:

- A refreshed and familiar setting for mature locals seeking a dependable, social and well-run pub at the heart of their neighbourhood.

# About the Opportunity

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## The Offer

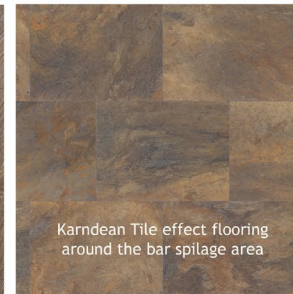
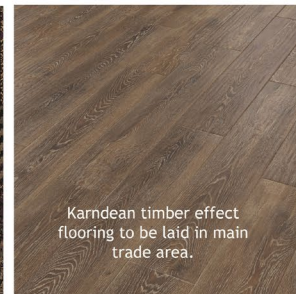
### Drinks:

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

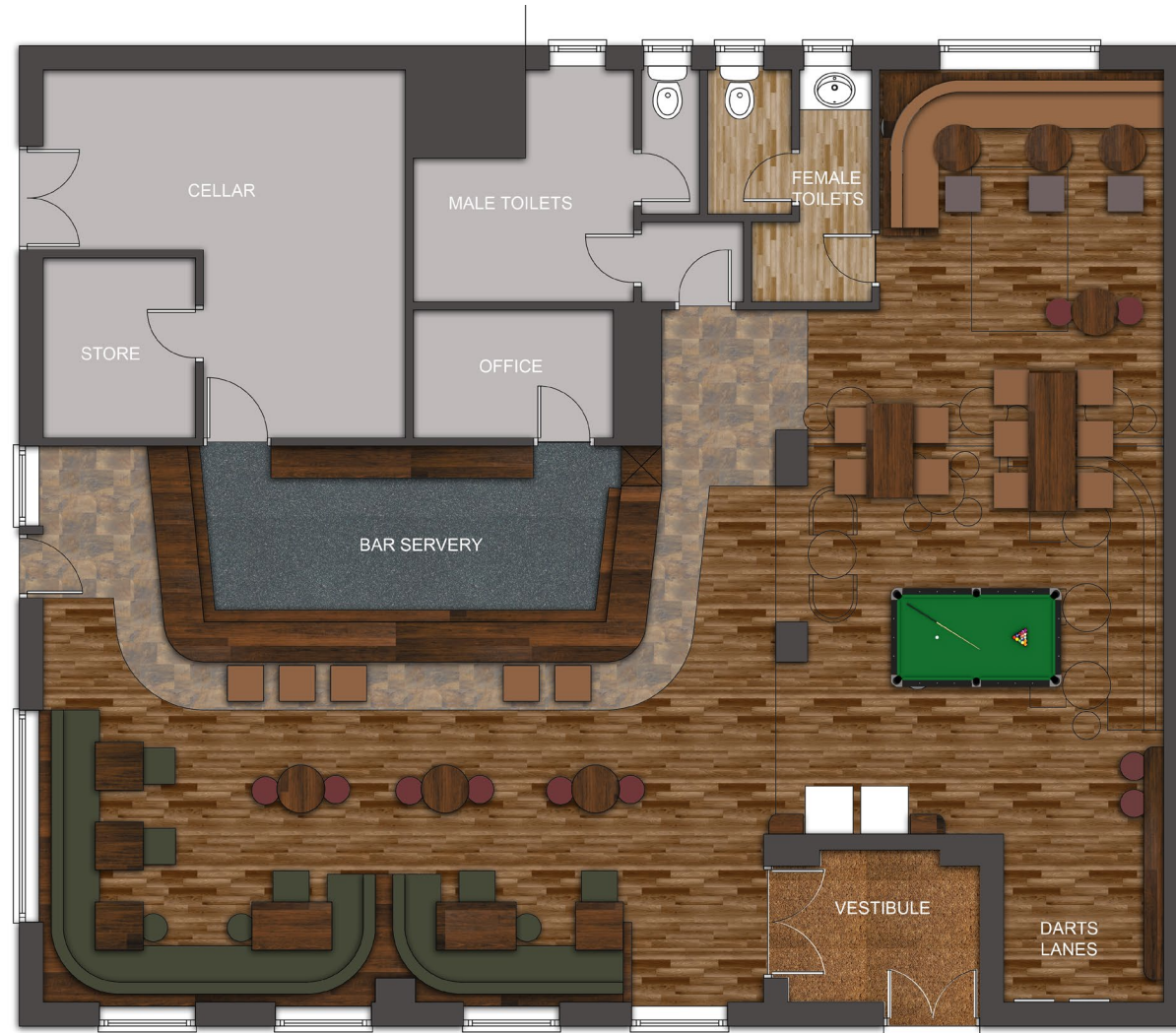
### Events:

- The pub will offer live sports, quizzes, pool, darts, 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



# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Areas:

- New floor finishes & lighting throughout.
- Drink shelf added to the pool/darts area.
- Existing bar gantry retained and remodelled, with a new bar top and painted bar front.
- Screen and fixed seating removed from the left-hand side of the pub, with all finishes made good.
- Existing fixed seating in the bar area retained and recovered.
- New fixed seating installed to the left-hand side of the trade area.
- New loose furniture provided.
- New bric-a-brac added.

## 2 Customer Toilets:

### Gents:

- Full decoration throughout, including wall panelling, tiling and painted finishes.
- Re-grouting of tiling where required.
- Deep clean of existing sanitary ware in the Gents and new sanitary ware installed in the Ladies'.
- Lighting upgraded throughout.



# External Refurbishment



## Signage and external works:

- Full exterior redecoration with new signage and lighting.
- Wood panelling installed to the front elevations with a painted finish.





**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)

● The Keystone, 1 Houstoun Square, Johnstone, PA5 8DT ●