



About the Opportunity



Why Invest?

Exciting Opportunity: Argyll Bar, Helensburgh Pub Refurbishment!

We're investing in a full refurbishment of this central Helensburgh pub to give it a modern, welcoming feel while keeping its community roots. Inside, the pub will be completely redecorated, with new flooring, updated furniture, refreshed toilets and a smart new bar and gantry. Outside, we're upgrading the look with fresh signage, new paintwork, and improved windows to boost kerb appeal and make the space feel more open and inviting.

Elevate Your Investment: Witness the Transformation

Once complete, this will be a comfortable and relaxed pub that appeals to locals and visitors alike — a go-to spot for live sport, darts, music and good conversation. With around 2,600 people within a 10-minute walk and plenty more nearby, it's perfectly placed to serve the community. This is an ideal opportunity for someone with local knowledge and a hands-on approach to build a great wet-led business backed by Star Pubs & Bars' investment.

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Target Customers

Sports Fans:

- Locals who love watching live sport in a friendly pub setting will be drawn to the upgraded TVs and lively matchday atmosphere. The refreshed interior will make it a go-to spot for big games and regular fixtures.

After-work Socialisers:

- Groups of friends and colleagues looking for a relaxed pint after work will appreciate the pub's central location and welcoming feel. The modernised bar and comfortable seating make it ideal for unwinding at the end of the day.

Weekend Nightlife Seekers:

- Those after a few drinks and some entertainment at the weekend will find plenty to enjoy here, with live music, quizzes and a buzzing evening atmosphere. It's the perfect spot to start — or end — a night out in town.

Sports Enthusiasts:

- Helensburgh locals who value a traditional pub with a modern touch will make this their regular meeting place. The refurbishment will create a warm, familiar environment where everyone feels welcome.

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The Offer

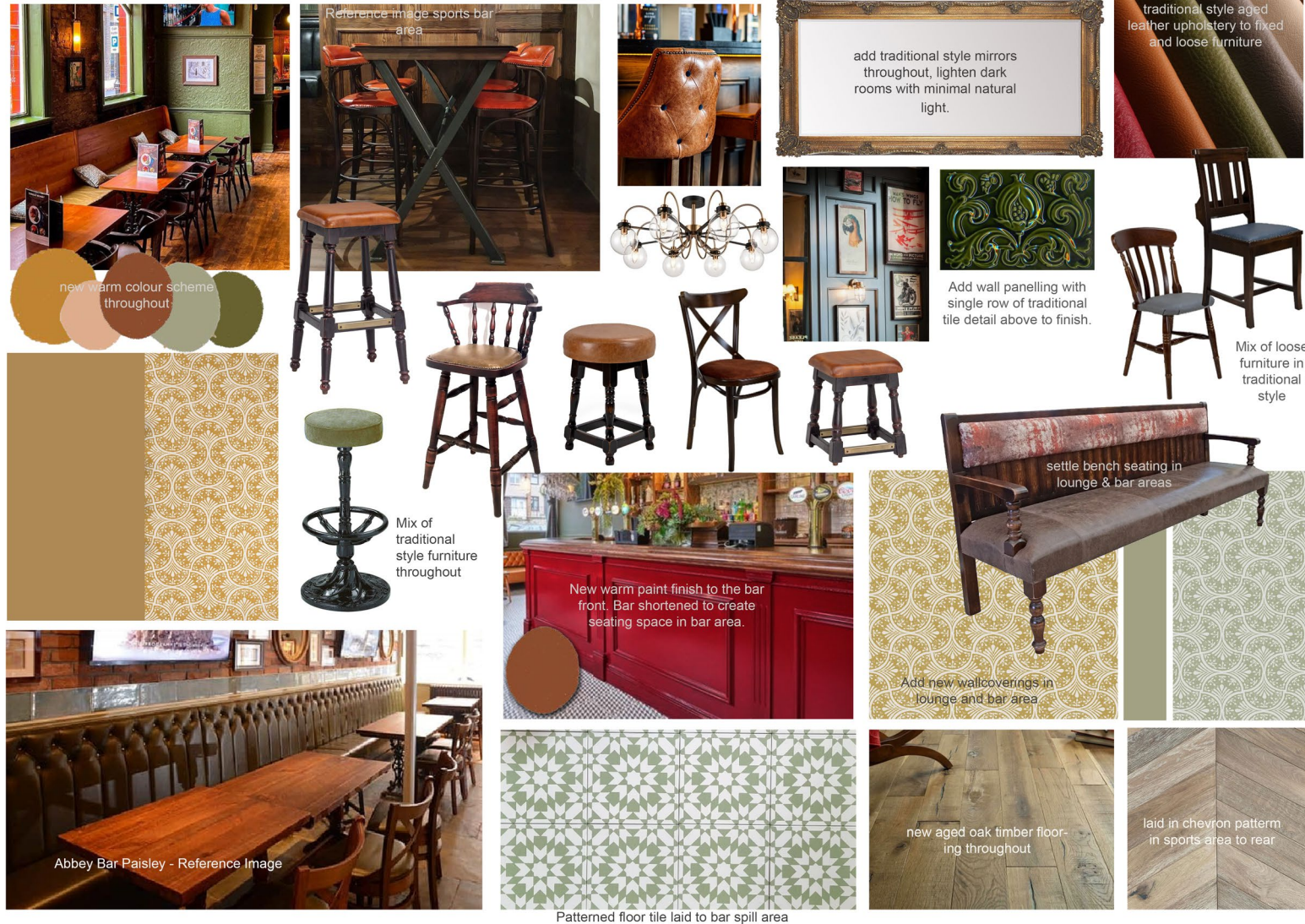
Drinks:

- 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.

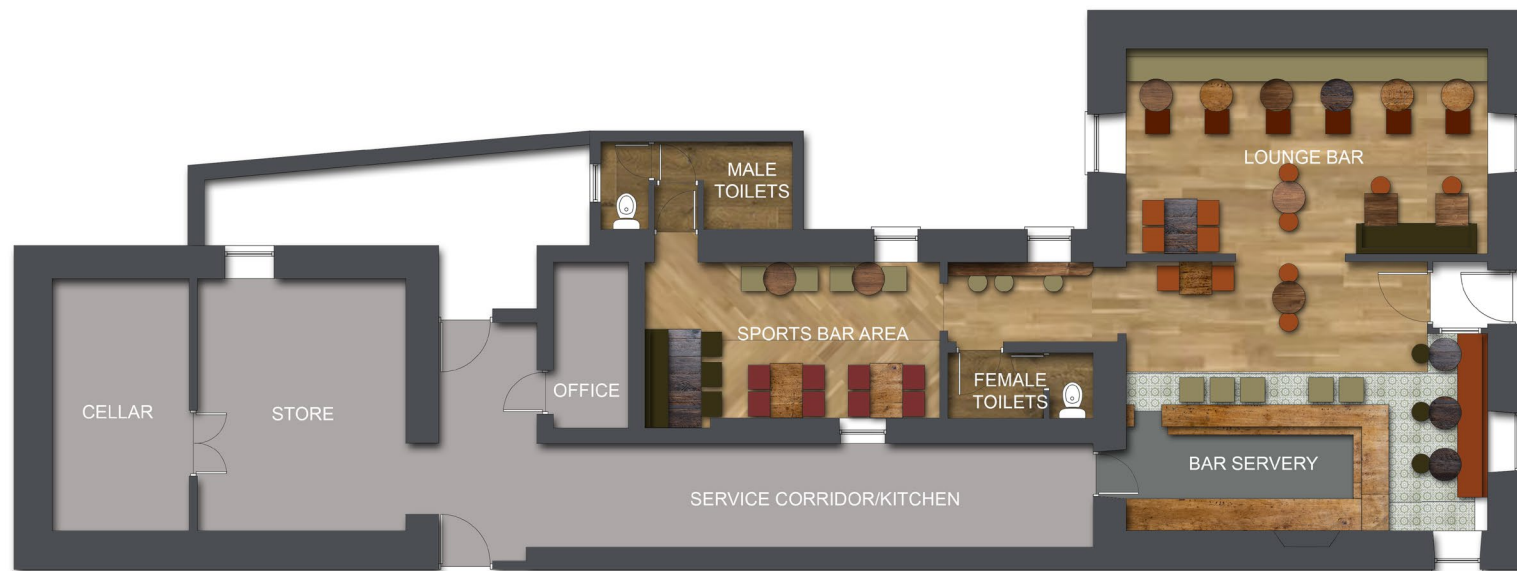
Events:

- A regular line-up of live sport, quizzes and music nights will keep the pub lively throughout the week. It's a place for friends to meet, unwind and enjoy a mix of casual and high-tempo events.

Internal Mood Board



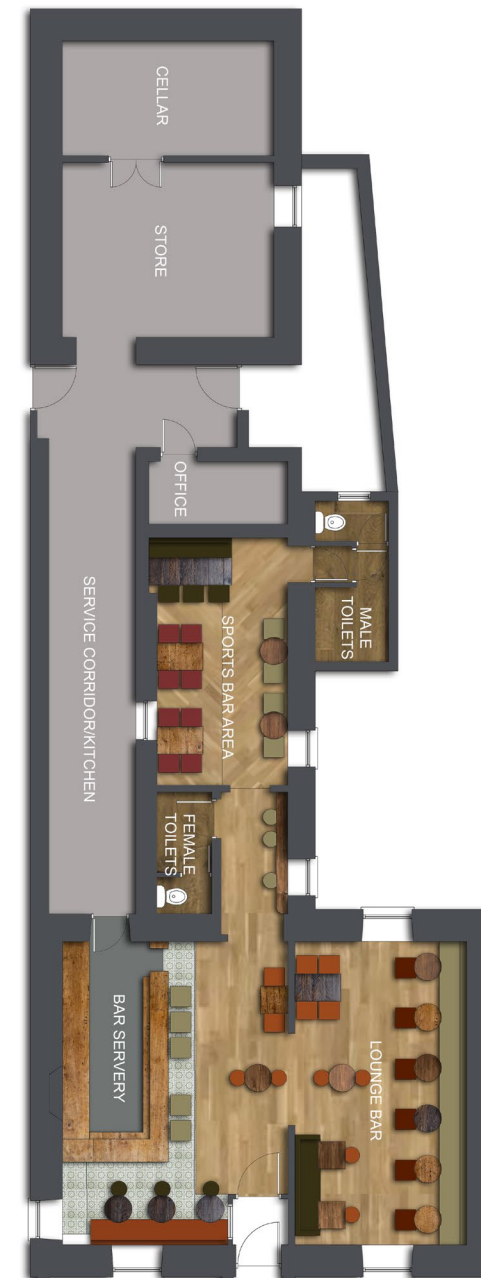
Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Alter existing seating and re-upholster.
- Add new settle bench style seating.
- Cill height reduced in lounge to allow more natural light into lounge.
- Add traditional style dado panelling.
- New fully glazed timber frame entrance door to be installed to allow more natural light and vision into premises.
- Remove existing vinyl's from glazing between vestibule and bar and add new.
- Length of bar to be reduced. New settle style seating installed adjacent to the bar (low level to not obstruct window/daylight).
- Remove window bars. New flooring throughout mix of traditional style tiles and rustic timber flooring.
- Overclad bar, painted finish. New polished bar top.
- New upper gantry.
- Drink shelf added to corridor space to make space more usable.
- Fixed seating to rear lounge to be stripped out.
- New dado height panelling throughout.
- New timber floor throughout. New lighting throughout. New furniture throughout. New bric a bar throughout. Full decoration throughout with a mixture of painted and papered finishes.



Floor Plans & Finishes

1 General Trade Areas:

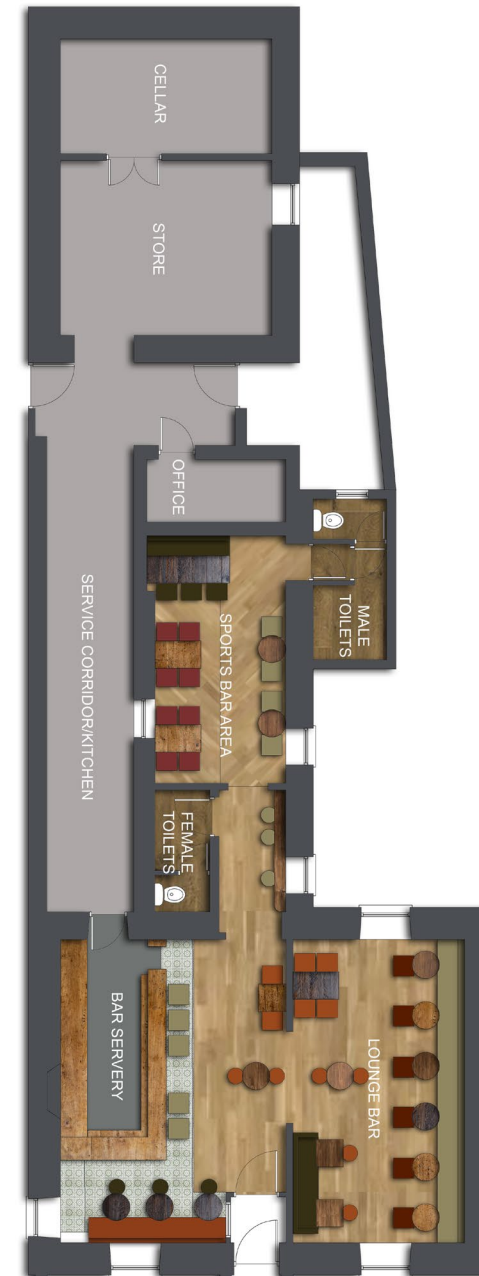
- New lighting throughout. New furniture throughout.
- New brick a bar throughout.
- Full decoration throughout with a mixture of painted and papered finishes.

2 Female Toilet:

- Ladies toilets to be deep cleaned, new cubicle door and ironmongery added.
- New Altro safety floor laid.
- Wash basin wall tiled, remove existing panelling and tiling and make good ready for full decoration.
- Re-position radiator over door.

3 Male Toilet:

- Deep clean, new Altro safety floor.
- New wall panelling added over existing low-level blue tiles.
- Retain high-level tiling.



External Refurbishment



Signage and external works:

- Remove window bars.
- Make good all affected surfaces.
- New lounge window.
- Full external decoration.
- New signage scheme.



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.

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🖱️ www.starpubs.co.uk

● Argyll Bar, 67 East Clyde Street, Helensburgh, G84 7PF ●