



ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic refurbishment planned!

The trading area will be refurbished and redecorated to create an environment which enhances the traditional building. The left hand side space will be left for an operator to undertake their own refurbishment.

A full external redecoration of the signage to the front and rear of building will drive great kerb appeal

Stunning location

The Star Inn is located at the harbour in Stornoway in the main town of the Western Isles. Stornoway has a varied makeup but a slightly older population and is also extremely popular with UK & International tourists. Plans for a deep water port for cruise ships have attracted £49m investment and is opening in 2024 projecting visitors will grow to 100,000 p.a. Around 3,000 people (18+) live within a 20 min walking distance of the pub and the town has a range of independent hotels, bars and businesses. As well as benefiting from the unique Hebridean landscape there are also many historic attractions within a close distance.

Untapped potential

A traditional Scottish pub on a busy seafront location which with new investment will transform this pub into a cosy, traditional style venue. There is additional capacity in 2 separate bar areas (previously used as nightclub) which can also be transformed into a versatile entertainment space.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the Star Inn will appeal to a broad spectrum of customers, including:

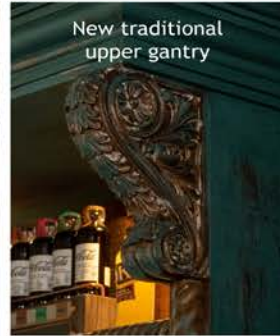
- Individuals and couples from the town as well as tourists all year round.
- It will particularly appeal to those looking to watch live sport, socialise with friends or listen to live music.

OFFER

When refurbished, the Star Inn will offer:

- An extensive range of classic and premium lagers, spirits, wines, and cocktails and low and no alcohol options.
- The entertainment offer should complement the new offer with live weekend music, a weekly Pub Quiz and occasional live sporting events.

INTERNAL MOODBOARD



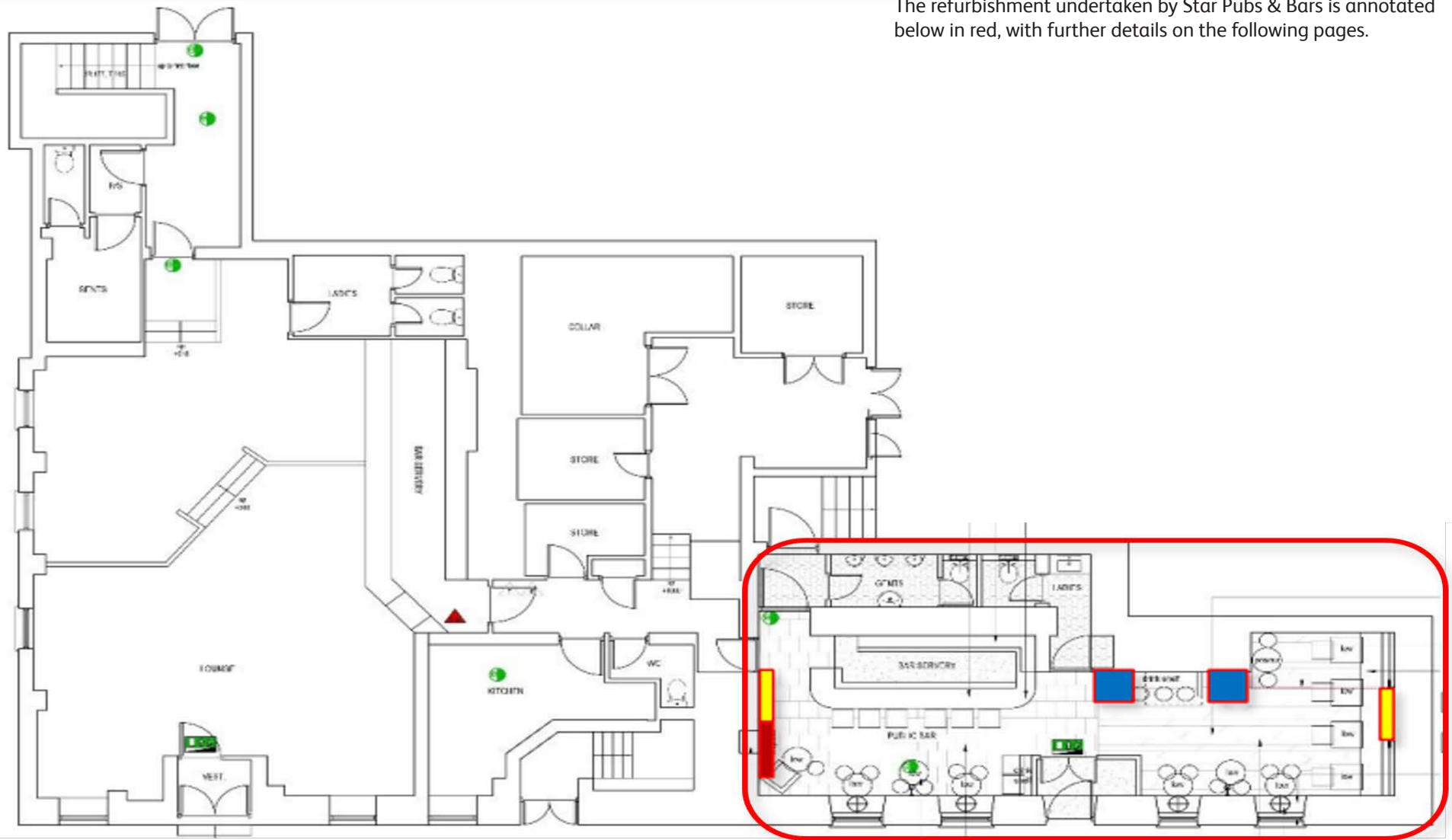
New flagstone slate flooring

New rustic oak flooring

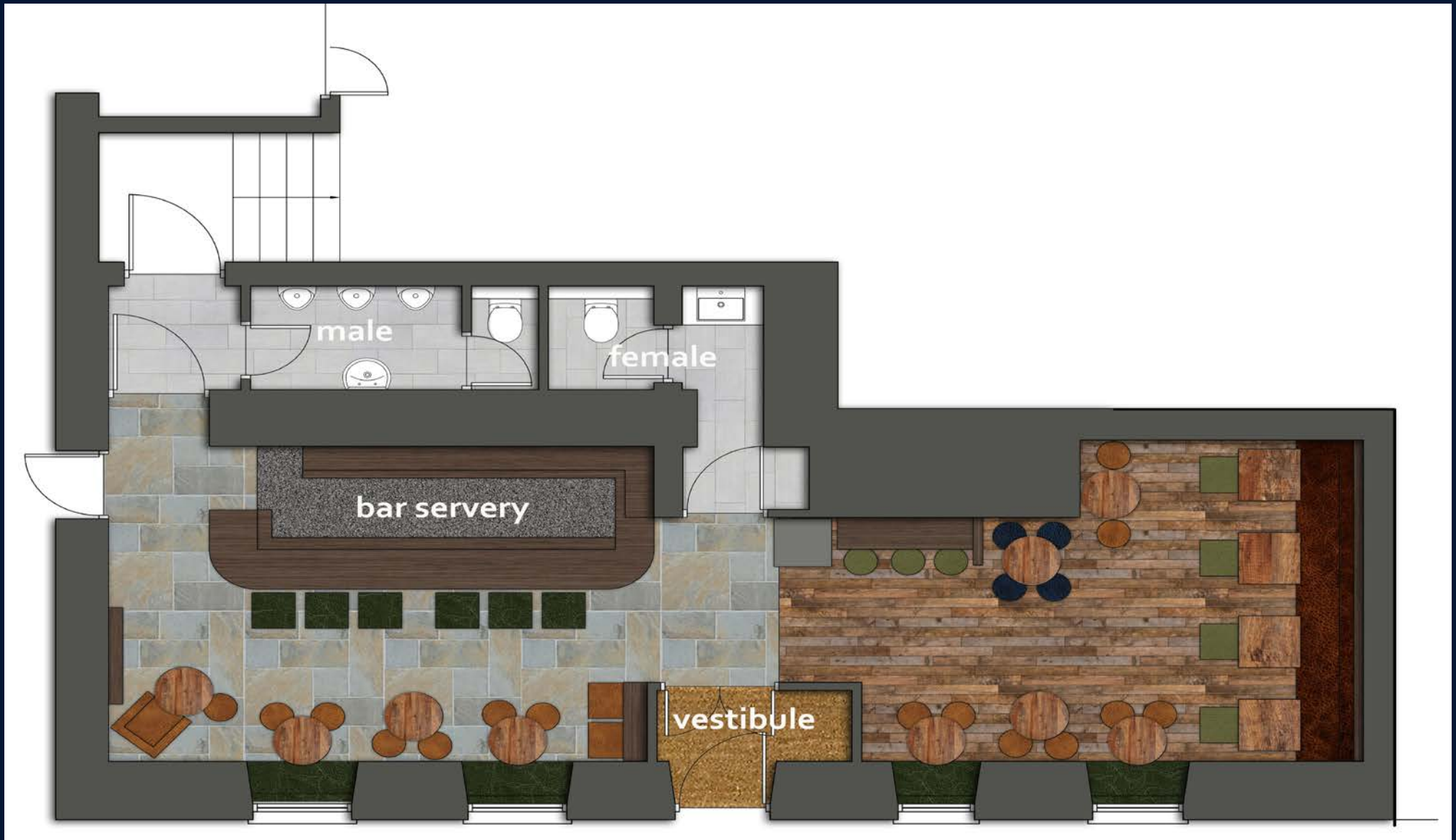


RENDERED FLOOR PLAN

The refurbishment undertaken by Star Pubs & Bars is annotated below in red, with further details on the following pages.



RENDERED FLOOR PLAN 2



FLOOR PLANS & FINISHES

1

PUBLIC BAR TRADING AREA

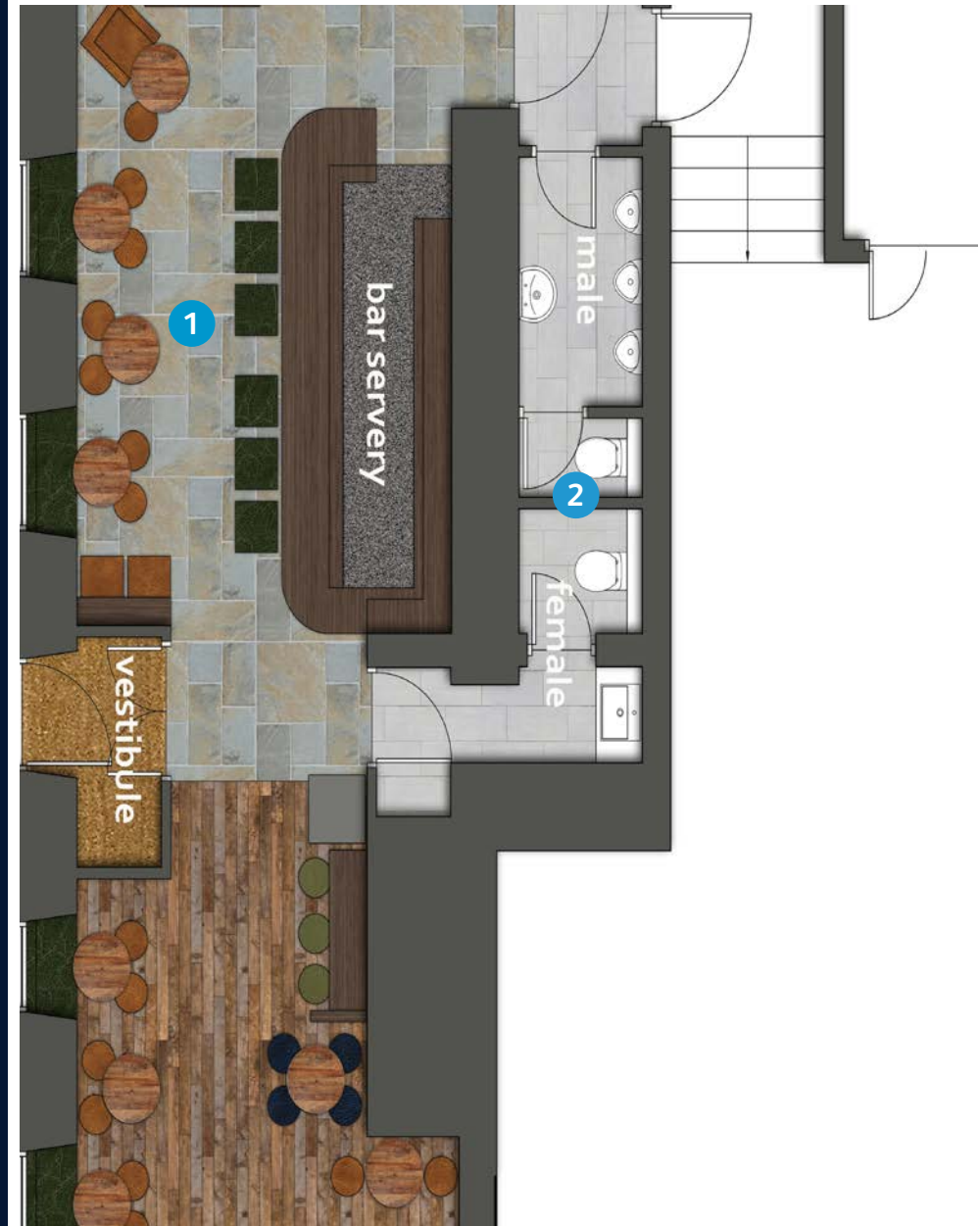
Works will include:

- Overclad bar.
- New upper back gantry
- New lighting over the bar.
- New flooring throughout.
- Full decoration throughout.
- New plasterboard ceiling throughout.
- Retain open fire and make good.
- Add mouldings to existing doors, decorate and add new ironmongery.
- Remove textured wall finish throughout.
- Full internal decoration with a mix of wallpaper and painted finishes.
- New lighting throughout both decorative and functional.
- New bric a brac provided throughout.
- New clear glazing to existing windows (remove textured glass)
- Add new upholstered window seat.
- Refurbish existing furniture and supplement with new.
- New section of fixed seating added.
- Strip out raised floor and make good all affected surfaces.

2

TOILETS

- Toilets will receive a full upgrade



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

- A full external decoration scheme
- New signage scheme





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? Call us today.

☎ 08085 94 95 96

Or visit

👉 www.starpubs.co.uk