

ABOUT THE OPPORTUNITY



WHY INVEST?

Major refurbishment planned

A significant refurbishment will transform the Townhouse fantastic sports pub for the local community. Redecorations throughout will breathe a new lease of life into this pub. Star Pubs & Bars investment will allow for a full redecoration of the interior of the pub as well as works to the male & female toilets and the cellar.

The Townhouse will also have a full external redecoration, including new signage and lights to improve the pubs curb appeal to passing trade.

Seaside location

The Townhouse is located in the seaside town of Eastbourne. Eastbourne is a resort town along the Southeast Coast of England. Eastbourne is known for its pier, the beach and becomes a tourist destination especially during summer months. Due to the town centre location there are over 8500 adults within a 10min walk of the pub.

Unmatched potential!

The Townhouse will become a sports focus pub, with multiple screens and areas to play darts & pool. It will attract to locals wanting to watch sports, as well as tourists who want a drink in a nice location. The pub will show sports and have a great atmosphere, allowing people to stop in for a pint by themselves or enjoy with friends. The pub will have entertainment such as, pool nights, quiz nights & karaoke to drive further trade. This is a pub business with great potential, all we're missing is the right person to drive it forward...

SO, COULD THAT BE YOU?

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TARGET CUSTOMERS

When refurbished, The Townhouse will appeal to a very broad spectrum of customers, including:

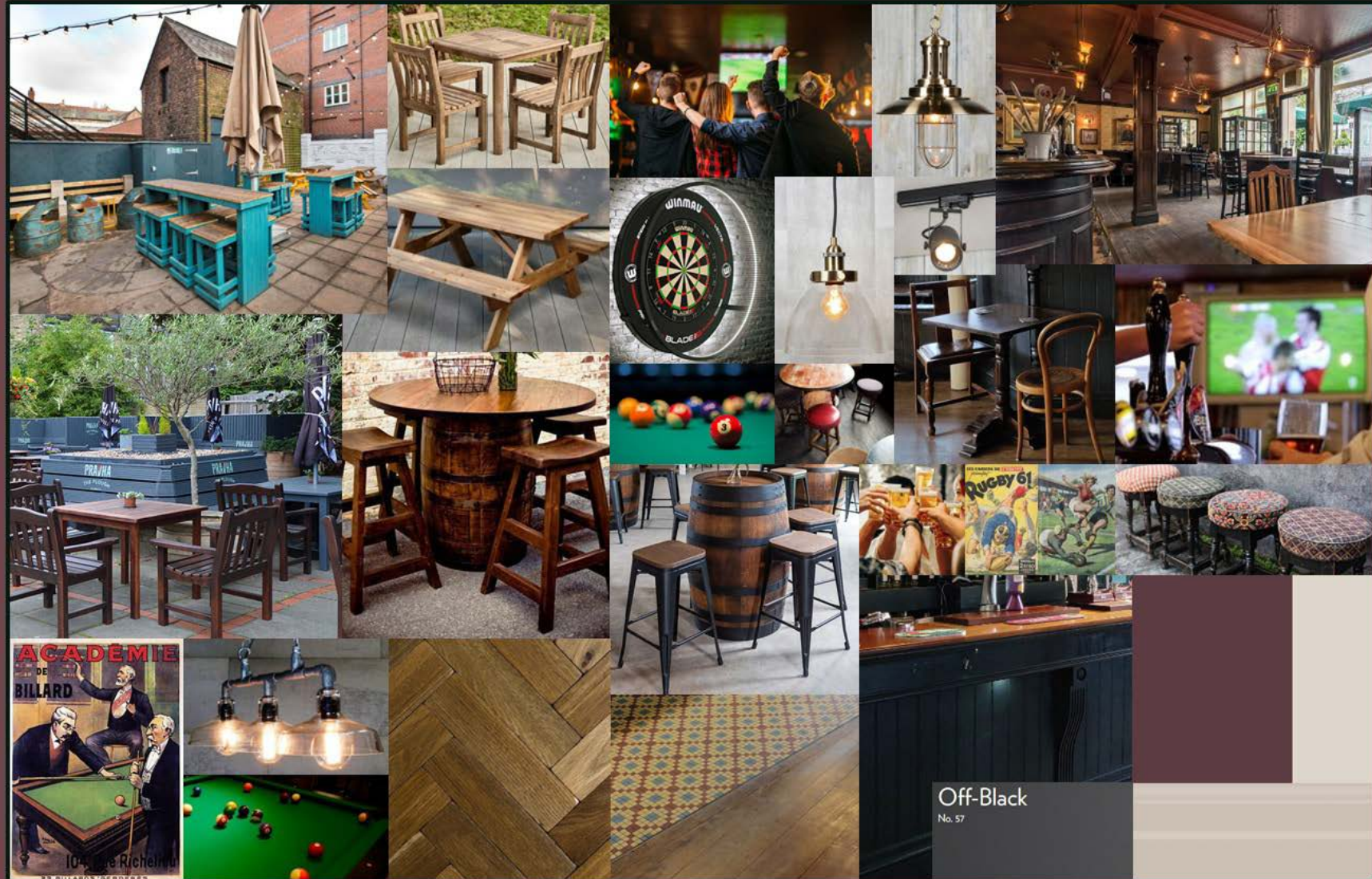
- People who want to watch sports, as well as couples who want an after-work drink.
- Locals & tourists to the area looking to enjoy a drink in a nice location.

OFFER

When refurbished, The Townhouse will offer:

- Comprehensive drinks range from Foster's through to Birra Moretti with real ale offering.
- Live sports
- Pool nights, quiz nights, karaoke and other entertainment to drive trade

INTERNAL MOODBOARD



EXTERNAL MOODBOARD

THE TOWN HOUSE

THE TOWN HOUSE

SIGNAGE:

- ITEM A. ONE X SET OF SIGNWRITTEN LETTERS TO PAINTED RENDER.
- ITEM B. ONE X SET OF INDIVIDUAL LETTERS FINISHED WHITE. ILLUMINATED BY TROUGH LIGHT.
- ITEM C. TWO X PORTLAND LANTERNS.
- ITEM D. SEVEN X UPWARD FACING FLOODLIGHTS.
- ITEM E. ONE X DOUBLE SIDED HANGING PANEL. ILLUMINATED BY LINOLITES.
- ITEM F. TWO X FREE STANDING 'A' BOARDS WITH POSTER CASES.
- ITEM G. THREE X SETS OF WINDOW VINYLs.
- ITEM H. FOUR X A4 POSTER CASES.

LETTERSTYLES. COPPERPLATE, SIGN PAINTER

ALL PLANTING TO BE SUPPLIED BY OTHERS UNLESS SPECIFIED

SIGN COLOURS:

PLEASE REFER TO PAINT MANUFACTURER SWATCHES PRIOR TO APPROVAL



B510B29



RAL1021



RENDERED FLOORPLAN



FLOOR PLANS & FINISHES

1

INTERIOR

- Full internal redecoration to trade public areas.
- Replace missing ironmongery to doors and windows.
- Repair existing alto flooring to bar servery.
- New entrance matting.
- Repair balustrade to raised area.
- Repairs to existing under bar shelving.
- New dartboard surround.

2

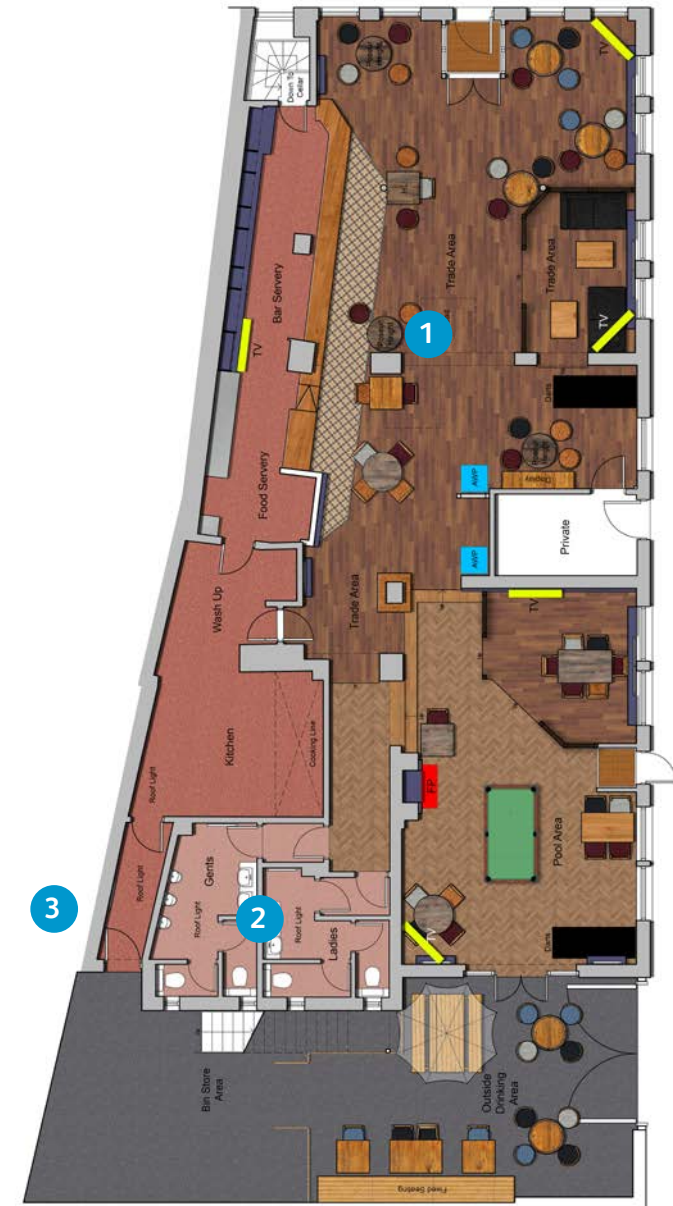
TOILETS

- Painted decorations to previously decorated areas.
- Replace missing ironmongery to doors and windows.
- Clean existing wall tilling.
- Clean existing sanitaryware to remain.

3

SERVICES

- Alterations to lighting and power circuits to suit scheme.
- General
- Essential internal and external repairs to acceptable standard within S2L requirements.
- Update managers accommodation to acceptable standard within S2L requirements.
- Overhaul Security alarm system.
- Overhaul CCTV system.
- Ensure extg fire extinguishers compliant.
- Supply internal Lightfittings to suit scheme.
- Hanging baskets and irrigation system to suit scheme.



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- External repairs prior to redecoration
- External redecoration of main pub building to Ground Floor level only.
- New signs and lights to current design and subject to planning approval.
- Painted decorations to escape stair and rear brick wall.



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**