



● THE SCHOONER INN, LIME STREET, AMBLE, NE65 0AD ●



# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Fantastic Refurbishment Planned to this cosy pub!

A fabulous refurbishment will transform the Schooner into a great traditional cosy pub. Inside, a full overhaul and redecoration of trade area, bar, and toilets on the ground floor. Outside, we will be improving the large beer garden with a covered area and lighting. This will turn the Schooner into an up-to-date cosy pub with good quality letting rooms and a superb beer garden.

Compliance works will be carried out in the seven letting rooms. There is also a flat providing ample accommodation with a kitchen, living room, bathroom, and several bedrooms. In line with our Ready to Trade Promise, we will ensure the private accommodation is in good condition, so that you can focus on running the business.

### Traditional Pub located in the cosy town of Amble!

The Schooner Inn is tucked away just off the centre of Amble on Lime Street, just off the Harbour and close to the Marina. The large sunken walled garden to the Schooner has access to a popular footpath to the Harbour and outskirts of the town. A great deal of new housing stock and many tourist visitors during the season, it is this custom, with the more affluent locals, the project is looking to attract. An opportunity of circa 4,700 adults within 20 minutes walking distance, excluding tourist visitors expected to increase during the summer months. Several community wet and mainstream competitors create a vibrant circuit. The Schooner is a 45-minute drive from Newcastle and 13-minute drive to Alnmouth where there is a mainline station.

### Tap into this pub's potential!

Opportunity to deliver a true Premium Local offer, with seven letting rooms and a superb beer garden to attract passing trade and make it a go to destination during the warmer weeks. It is anticipated the lion's share of the income will be made during the tourist season, with good local trade off season.

We are looking for a positive and ambitious operator to take on the Schooner. Prior experience of developing a simple and enticing back bar food offer, delivering great hospitality with a great wet range, letting room offer, and delivering a great events calendar is preferred, for the pub to thrive.

**SO, COULD THAT BE YOU?**

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

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

- Local businesses
- Suburban residents
- Tourist visitors

## OFFER

When refurbished, The Schooner will offer:

- A good drinks range with options for the customer to trade up on weekend visit and treat occasions
- Simple back bar offer – a couple of items done well
- Great coffee offers anytime of the day to early evening
- Great Premium Local offer with televised sports, great rhythm of the week and occasional band



# INTERNAL MOODBOARD



Spotlights & new over bar pendants

Re-furbish existing fixed seating & loose furniture

Re-furbish existing fixed seating & wallpaer above

New carpet

Copper smart dispense fonts

Re-stain existing timber floor

Enhance back bar, re-stain top & paint front

Block paint colours & dark ceiling

Bric a brac styling

# EXTERNAL MOODBOARD

**A**

*The*  
**SCHOONER  
INN**

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**CASK  
ALES**

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**GREAT  
FOOD**

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**BEER  
GARDEN**

---

ACCOMMODATION

**B**

**CASK  
ALES**

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**GREAT  
FOOD**

---

**BEER  
GARDEN**

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ACCOMMODATION

**C**



**D**



**E**



**F**

*The*  
**SCHOONER  
INN**

**G**

*The*  
**SCHOONER  
INN**

↙ MAIN  
ENTRANCE

**H**



**I**



**D**

.....

CASK ALES      GREAT FOOD      LOUNGE ENTRANCE

                         BEER GARDEN

**F**

*The*  
**SCHOONER INN**

**Item A.** 1no. Amenity board with applied vinyl lettering.  
**Item B.** 2no. Amenity board with applied vinyl lettering.  
**Item C.** 5no. Flood lights.  
**Item D.** Applied lettering and manifestation to windows.  
**Item E.** 1no. Lantern.  
**Item F.** 1no. Fascia sign with built up halo lit letters.  
           1no. Fascia sign lit by cowl lights.  
**Item G.** 1no. Fascia board with individual letters and secondary text/arrow applied vinyl. (position to be confirmed)  
**Item H.** 1no. A board with 2no. clip frames.  
**Item I.** 2no. Refurbished lanterns in existing positions.

 F&B Shaded White	 F&B Railings	 Gold
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# RENDERED FLOOR PLAN



# FLOOR PLANS & FINISHES

1

## BAR SERVERY

- Enhance back bar, add new back fitting with new double cooler
- Retain existing glass wash & service
- Replace all shelving with new
- Strip and re-polish bar tops and repaint bar front
- New copper smart dispense fonts to bar front
- New lighting to back bar & over bar pendants
- Repolish all dividers
- Restain & redecorate footrail

2

## LOCALS BAR

- Strip & polish timber floor
- Full redecoration
- New carpet
- New timber blinds
- Refurbish Fixed seating & loose furniture
- New settle

3

## MAIN BAR & LOUNGE

- Strip & polish timber floor
- Full redecoration
- New feature lighting over bar & tables
- Add new seat capping's
- Refurbish existing leather seating
- Refurbish all loose furniture
- Add new chairs
- New feature bric-a-brac
- New decals to window





# FLOOR PLANS & FINISHES

4

## ENTRANCE LOBBIES

- Full redecoration
- Clean existing mating
- New light fitting
- Add picture / notice board

5

## CELLAR

- Cellar steps to be faced with Fibregrid Slipgrid heavy duty tread covers or similar approved
- Full redecoration

6

## GENTS TOILETS

- Industrial clean all surfaces
- Full redecoration
- New hand drier & supply in conduit
- Repair all sanitary fittings
- RegROUT urinals

7

## LADIES TOILETS

- Full redecoration
- Clean vinyl flooring
- New mirrors & artwork
- New hand drier
- Add painted boarding to cover checkered tiles/ dado





# EXTERNAL REFURBISHMENT



## SIGNAGE AND EXTERNAL AREA

Works will include:

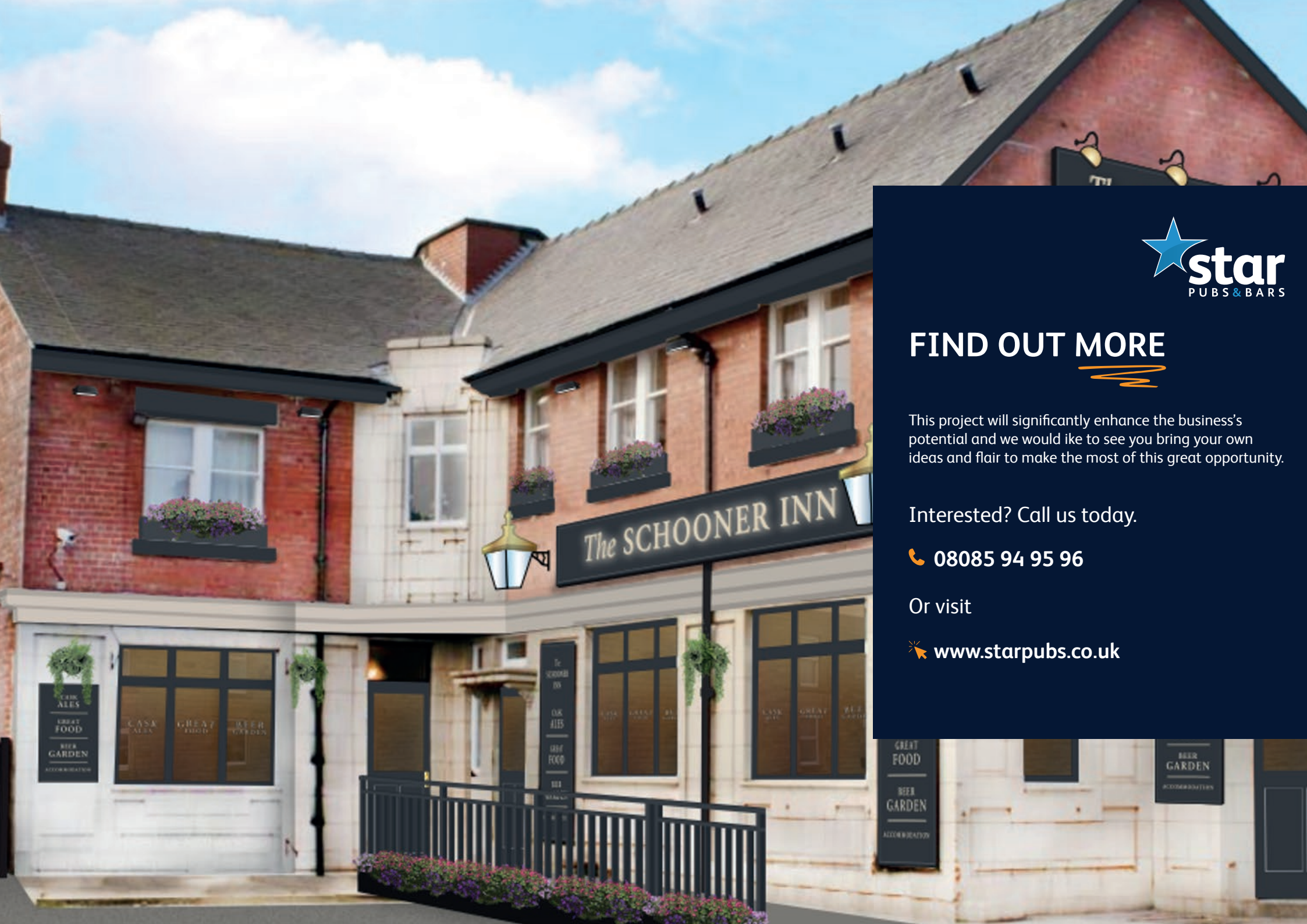
- New signage scheme & lighting refer to SR Signs proposal
- Improve external lighting to front elevation
- Full redecoration of building
- Remove all signage & clean façade
- Deweed all areas, tidy all gravel areas & pressure wash all paths
- Redecorate gates & balustrading

Rear beer garden:

- Cut back overhanging branches and climbing plants, de-weed all areas and paths. Re top gravel area
- Fill existing log store with cut logs
- Make good of opening once new bi fold doors installed
- Install festoon lighting to underside of gazebo
- New timber planters with post and rope barrier between, generally add potted plants to dress area
- New loose benches & teak furniture sets
- Cut back & enhance grass
- Deweed & enhance mature planting
- Refurbish gazebo

Front terrace:

- Add perimeter box hedge planters to terrace boundary with spike lights
- New loose benches & teak furniture sets
- Add gravel bed to left hand side of entrance
- Add topiary trees in pots to either side of entrance door
- Prepare and stain balustrade to decking



## 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](http://www.starpubs.co.uk)