



ABOUT THE OPPORTUNITY



add mock beams to the ceilings



WHY INVEST?

Complete refurbishment planned

A major refurbishment will truly transform the Cedar. This will include a complete redecoration and refurbishment to the indoor trading spaces with new carpets, upholstery, fixtures and fittings. The pub will be rustic, comfortable and cosy - a classic pub. The entrance to the pub will be moved to create a large, more open and inclusive trading space with a stylish new bar to the right of the ground floor. The kitchen will also be fully refurbished to deliver proposed menu.

A full external redecoration of the signage to the front and rear of building will drive great kerb appeal. There will be a revamp of the front terrace and rear beer garden to create stylish areas to relax outdoors.

Seaside village

The pub itself is located in Aberdour, a picturesque seaside village along the popular Fife coast, less than an hour's drive away from Edinburgh. Aberdour was recently voted in the top 10 places to live in the UK. Aberdour is a popular town with a growing, largely affluent population driven by a new housing development. It is also popular with golfers and tourists. The local demographics are above average affluence with great train access to Edinburgh..

Tap into this pub's potential!

An excellent range of premium food and drinks, a complete refurbishment and a stunning setting will separate the site from anything else in the area and beyond. The Cedar has multiple revenue streams, with its excellent catering facilities and ten letting rooms. The garden will be a key trade driver in the warmer months. The pub will boast some 160 covers internally and externally. We are looking for an experienced operator who can manage a quality food, drink and accommodation offer...

SO, COULD THAT BE YOU?

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TARGET CUSTOMERS

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

- Individuals, couples and families from the surrounding area, as well as tourists all year round.
- Customers aged 35-49 looking for a stylish venue with comfortable surroundings to socialise with friends or treat the family.

OFFER

When refurbished, The Cedar will offer:

- An extensive range of drinks including premium lagers, spirits, wines, and cocktails and low and no alcohol options.
- A delicious, fresh modern menu catering from brunch to dinner.
- Live weekend music, a weekly pub quiz and occasional live sport to encourage different groups to come to the pub.
- Coffees, to accompany the fantastic food menu.

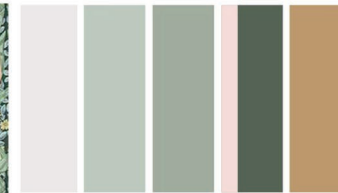
INTERNAL MOODBOARD



reference image



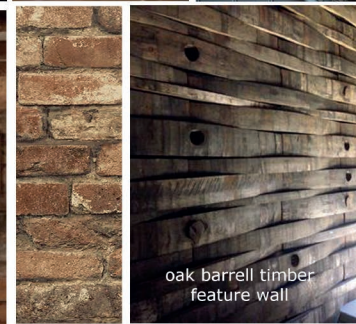
traditional wallcoverings in keeping with country pub feel.



areas of brick slip and rough plaster over



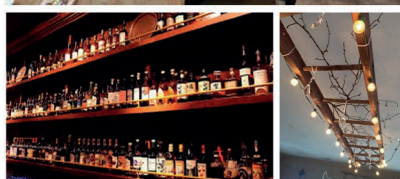
add mock beams to the ceilings



oak barrel timber feature wall



traditional style fireplaces and fire side furniture



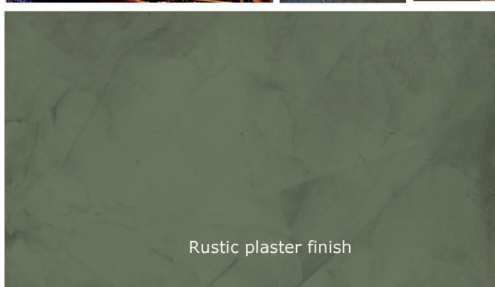
expose stone and add areas of brick slip throughout



rustic furniture and finishes throughout



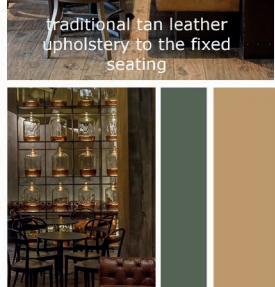
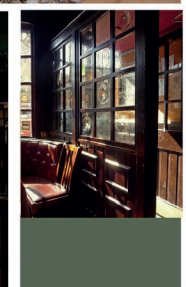
traditional tan leather upholstery to the fixed seating



Rustic plaster finish



traditional style bar



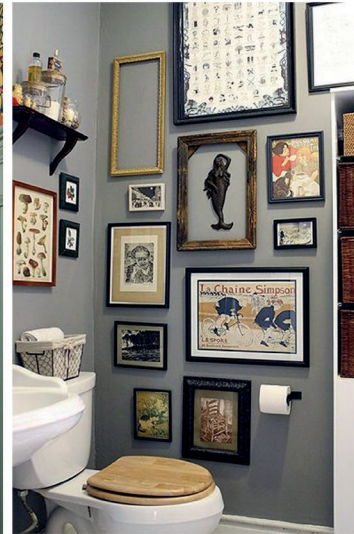
INTERNAL MOODBOARD



brick slip wall cladding with flagstone flooring



Half hight panelled walls with feature wallcovering above.



full height panelling to cubicle walls filled with bric a brac



feature wallcovering



dark green painted timber panelling



brick slips or brick effect tiles.

RENDERED FLOORPLAN



FLOOR PLANS & FINISHES

1

TRADING AREAS

- Slapping's to allow area to be opened out into a one room operation.
- New bar installed within lower public bar area and former gents toilets to become the cellar accessed directly from the bar.
- Re-configure the bedroom access stair with new timber/glazed screens to allow vision through from the entrance bar area to the lounge/dining area.
- New floor finishes throughout.
- Full decoration throughout with a mixture of feature wall finishes, wallpaper and paint finishes. Create new service bar within the restaurant.
- New glazing to beer garden access doors.
- New sections of fixed seating added.
- New decorative, functional and emergency lighting fitted throughout. E
- Existing gas fire and surrounding structure to be removed and all affected surfaces made good.
- New wood burning stove to bed added to the lounge/dining area.
- Toilets New female toilets to be formed within the existing cellar space.
- Rustic finishes as per the mood board.
- New doors to all toilets.
- New unisex disabled toilet formed.
- Existing female toilets to be altered to create new male toilet accommodation.
- Walls throughout toilet area to be stripped back to deal with water ingress issues and made good ready for fit out as per tender drawings.
- New carpet and stair décor only to the top of the stairs
- The letting rooms situated on first floor are not included in investment plans however would form part of the lease and an operator can invest to exploit this potential
- Kitchen Fully refurbished to comply with current standards. Upgraded equipment to be added.
- Store to rear to be utilised for spirits, ice machine etc with an ice well within the bar for service.



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- Conservatory to be removed and new principle entrance formed to existing wall opening.
- New full height glazed window within former door opening to side elevation.
- New access door added directly to the terrace via the bay window.
- New paving, lighting, pergola to front entrance area.
- Rear beer garden to be refurbished with new paving and boundary wall.
- Remove existing smoking shelter.
- Make good all existing flashings, rainwater goods etc.
- Remove overgrown shrubbery. Full external decoration and 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**

BUILDING COLOURS:

 DH Boathouse blue

 DH Panel white

PLEASE REFER TO...