



ABOUT THE OPPORTUNITY



WHY INVEST?

Complete refurbishment planned

A major refurbishment will transform the Coach into a premium local pub. Redecorations throughout the interior trading spaces will breathe a new lease of life into this pub. The kitchen will be remodelled and re-fitted to make way for an exciting new food offer. There will also be two new dining areas and a snug.

The popular beer garden will be rejuvenated, providing a lot of additional covers. The pub's frontage will receive a major overhaul, with new signage and lighting. This will amplify the pub's kerb appeal and make it stand out to passing trade.

Community focused location!

The Coach is in the village of Lesbury, a picturesque Northumberland village with great nearby walks and access to the coast. It is situated 45 minutes by car to the northeast of Newcastle. The Alnmouth railway station, on the East Coast mainline is one mile away. In the village, there are no other village pubs, but there are some mainstream competitors in Alnmouth.

A pub business with bags of potential

The planned refurbishment will create an all-new offer and feel to the pub. These changes as well as the fabulous garden, and re-fitted kitchen, will give the pub the ability to appeal to a broad spectrum of consumers who want to meet friends for a drink or to dine throughout the year. With 66 covers internally and 80 externally, this pub has bags of potential. All we are looking for is the right operator.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the Coach will appeal to a very broad spectrum of customers, including:

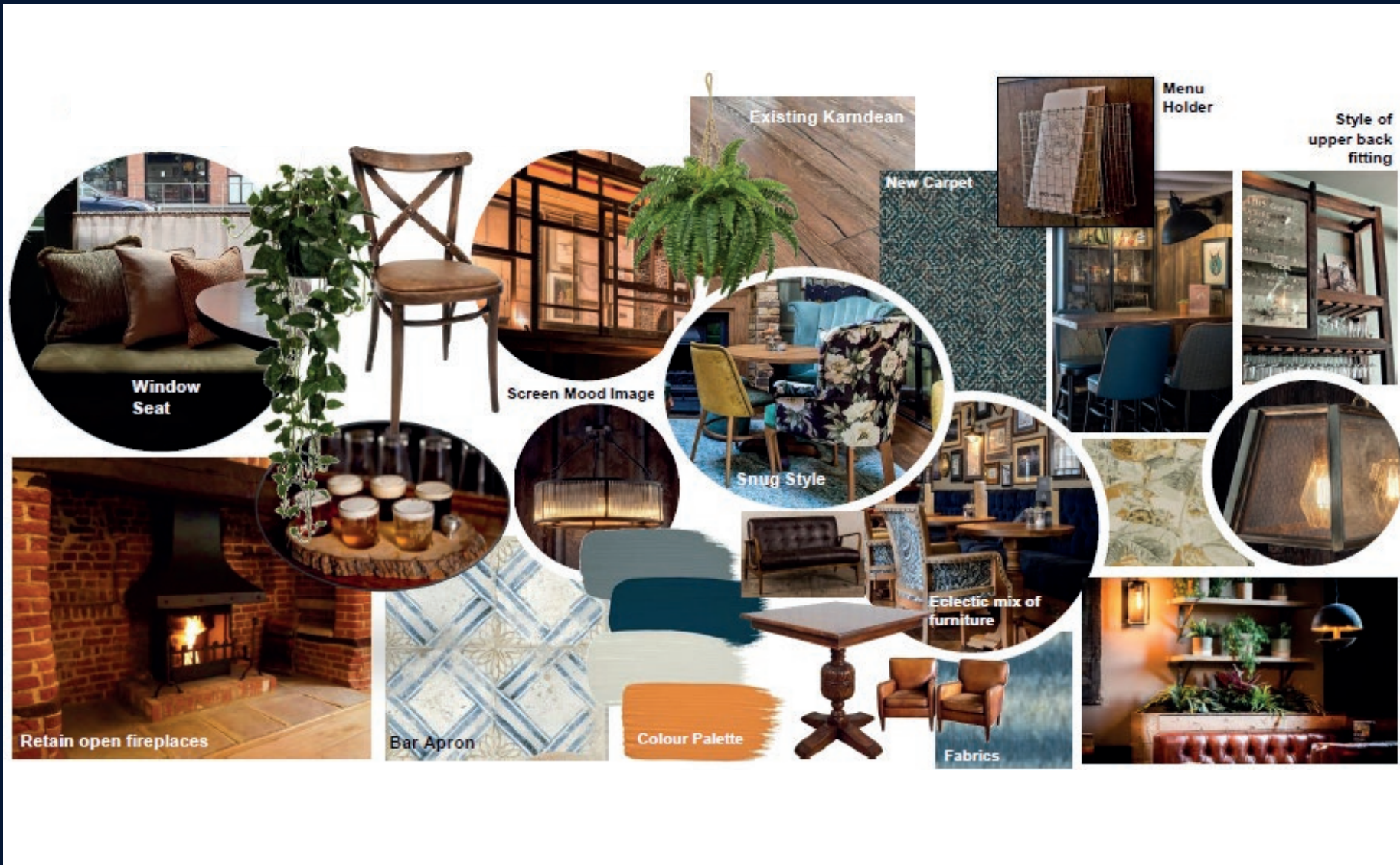
- Local couples and friends wanting to enjoy a casual drink or premium pub food.
- Older couples and friends looking for a lunchtime treat and a venue for special occasions.
- Families with children looking to eat in the cosy dining area or in the beer garden in warmer months.

OFFER

When refurbished, the Coach will offer:

- A great premium drinks selection including beers, ciders, wines and spirits.
- A destination food-offer with potential for barbecues in the warmer months in the beer garden.
- Great coffee to entice customers throughout the day.
- Entertainment as part of the rhythm of the week, such as weekly acoustic sets

INTERNAL MOODBOARD



EXTERNAL MOODBOARD



RENDERED FLOOR PLAN



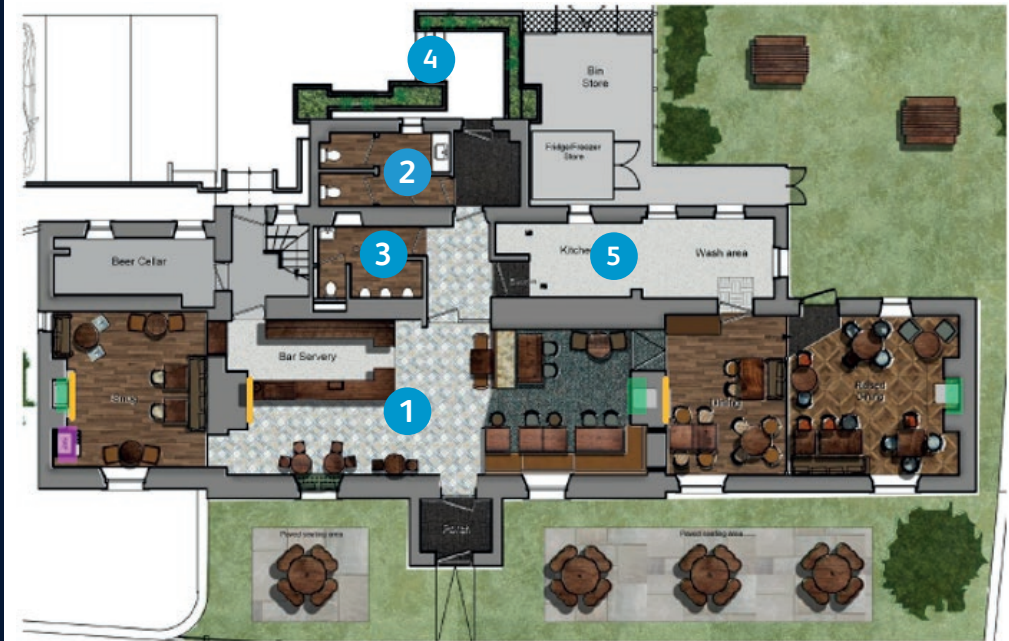
FLOOR PLANS & FINISHES

1

TRADING AREAS

The trading areas will be fully refurbished and redecorated. Works will include:

- Allow to form new cushion pad for window, creating a window seat in bar area.
- Allow to replace glazing panels in windows with extract fans along front elevation.
- Retain existing bar and foot rail. Allow to sand and seal bar top and paint bar front.
- Upper back fitting to be replaced and remodelled with new, with tiling to rear, tiered display shelves, timber framework with sliding timber framed doors to the upper section with patina'd mirror inserts.
- Allow for new bottle coolers (2 no. double + 1 no. single wine cooler). Units to fit in existing apertures.
- Allow to relocate existing boiler into F/F accommodation.
- Allow for new bar servery to existing opening.
- Allow for reconditioning of cellar cooling.
- Signage specialist to allow for vinyls to beer cellar windows.
- Create new metal screens to back of fixed seating with glazed panels in sections.
- Allow to retain fixed seating and allow to reupholster in leather and cut back & install a new section to the end in bar area.
- Adapt fixed seating in bar area. Cut back overall length to 1700mm & form new end.
- Retain existing dresser unit and allow to refurb. Allow to adapt as necessary to fit space.
- Allow to upgrade ballustrade to raised dining with metal detailing and timber handrail.
- Existing timber ceiling in raised dining area to be painted in feature colour.
- Replace existing door with new door with upper glazed vision panel, creating access to the garden.
- Allow for AWP point.



FLOOR PLANS & FINISHES

2 LADIES TOILETS

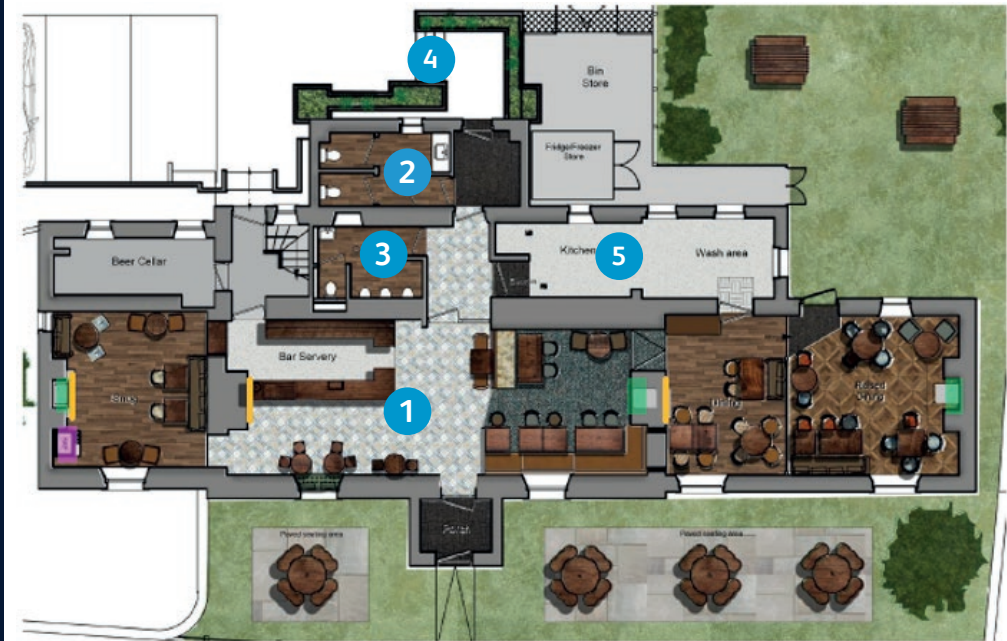
The ladies toilets will be fully refurbished and redecorated. Works will include:

- Allow to retain existing WC's, flooring and wall tiles to be cleaned and regouted.
- Allow for full decoration and new lighting in existing positions.
- Allow to form new vanity with timber front and versital top with new mirrors.

3 GENTS TOILETS

The gents toilets will be fully refurbished and redecorated. Works will include:

- Allow to retain existing toilets and wall tiling to be cleaned and regouted.
- Allow for new trough urinal and boxing in with new tiling to elevation.
- Allow for full decoration, new lighting to existing points and new vanity/ dress mirrors.



FLOOR PLANS & FINISHES

4

FIRST FLOOR

The first floor will be fully refurbished and redecorated. Works will include:

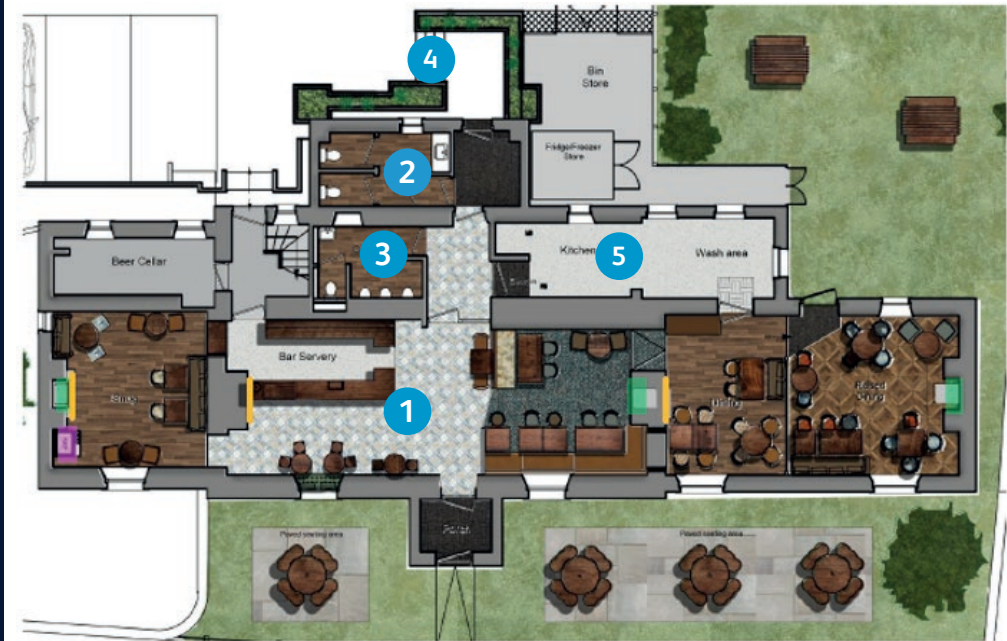
- Clear out all rubbish.
- Deep clean and full decorations throughout.
- Full new bathroom suite new WC, WHB, Bath with shower over) with new coved vinyl flooring. New white roc to walls.
- Form stud walling to recesses.
- New kitchen base & wall units, including tiled splashback. New coved vinyl flooring. Allow for new extraction.

5

KITCHEN

The kitchen refurbished and redecorated. Works will include:

- Allow for new safety vinyl with coved skirting and wall/ceiling cladding.
- Lloyds catering to supply new extract canopy/air input, and new kitchen equipment and layout.



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

- Allow for full new signage scheme and lighting as per CSI signs details.
- Allow for full decoration to existing areas.
- New lanterns to either side of entrance door.
- New benches to frontage & replace parasols with new fabric parasols.
- Cut back ivy from side and rear of building.
- Remove shrubbery and make good paving to form new walk way to beer garden, ensure fully lit.
- Tidy rear garden area, clean existing paved sections and allow for new benches.
- Burn off existing car park space, remove existing log store & cut back existing bushes.
- Form new fence & gates.
- Form new accessible parking space with hatching.
- Allow to hatch area in front of bin store gates.





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