



● THE STATION, STATION ROAD, ILKLEY, LS29 8HA ●



# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Fantastic Refurbishment Planned!

We will be giving the Station's trading areas a full makeover with feature wallpapers and bric-a-brac throughout, as well as toilet re-decoration and refreshment. The bar will receive an overhaul with new wood floors. We'll also be creating a new snug area to the rear of the pub that will fill up with light.

Outside the pub, we will be improving the existing signage scheme to make it more visible and inviting. The refurbishment will transform the pub into a light, warm and welcoming space which will appeal to all groups of residents, business, and tourist visitors. It will be a community venue, where people can relax and enjoy a drink with good company in a comfortable atmosphere.

### Quality Pub, Quality Location

The Station Hotel is located in Ilkley, a traditional Yorkshire spa town. This quaint town offers some of the best tearooms in Yorkshire, along with interesting shops and pubs surrounded by magnificent countryside. The pub's catchment area is populated with mid to high affluent customers, making an opportunity of around 9,921 adults within 20 minutes walking distance. There is a busy circuit of craft to cocktail bars in the surrounding area, as well as a two minute walk to the railway station and bus stops.

### Tap into this pub's potential!

With a refurbished interior that will attract mixed couples and groups, the Station will rise above its competitors. The warmth of the open fire, the high ceilings and the traditional Yorkshire welcome will provide your guests with a local they will love. An operator with prior experience in the pub trade, and experience in delivering a great calendar of events is best suited for this pub, which offers 61 covers and a small beer garden.

## SO, COULD THAT BE YOU?

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

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

- Local residents
- Local business
- Tourist visitors

## OFFER

When refurbished, The Station will offer:

- A wide drinks range, both traditional and premium
- Quality coffee via the new coffee machine
- Televised sports, rhythm of the week entertainment such as acoustic and open mic nights



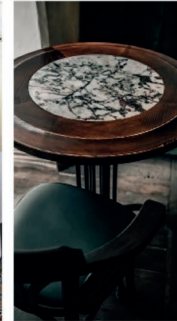
# INTERNAL MOODBOARD



PAINTED BAR FRONT



FIXED SEATING WITH ARMS



WALLPAPER TO CEILING



DIGITAL IMAGE OF OLD ILKLEY STATION



WALLPAPER TO FRIEZE



TILE



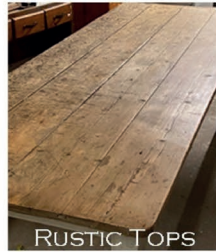
BACKFITTING TILE



TIMBER FLOORING



FIXED SEATING STYLE



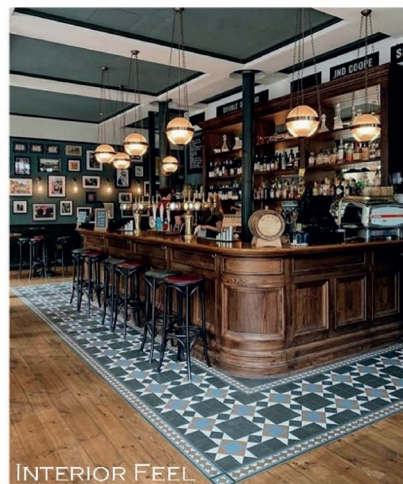
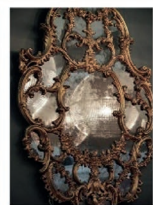
RUSTIC TOPS



FURNITURE STYLES



BRIC-A-BRAC



INTERIOR FEEL



DARTS SURROUND



REFERENCE HOUSE IMAGE



FABRICS

LEATHER



LIGHTING



PAIN

# EXTERNAL MOODBOARD



**STATION PUB**

**SIGNAGE COLOURS:**



WROUGHT IRON FINISH

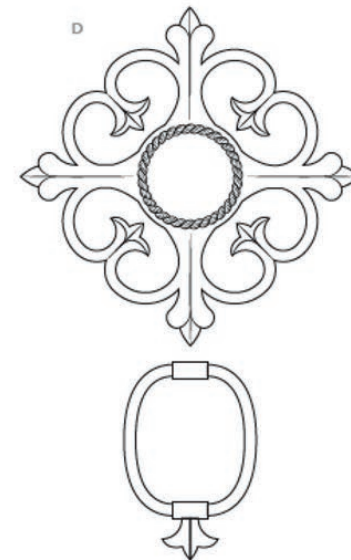


GOLD FINISH

**SIGNAGE:**

- ITEM A. ONE X NEW WROUGHT IRON EFFECT FRET CUT ARCHWAY SIGN.
- ITEM B. ONE X NEW SET OF INDIVIDUAL LETTERS.
- ITEM C. ONE X NEW GOLD FINISH LANTERN.
- ITEM D. ONE X NEW DECORATIVE GOLD FINISH DOOR KNOCKER.
- ITEM E. REMOVAL OF ASH BOX.

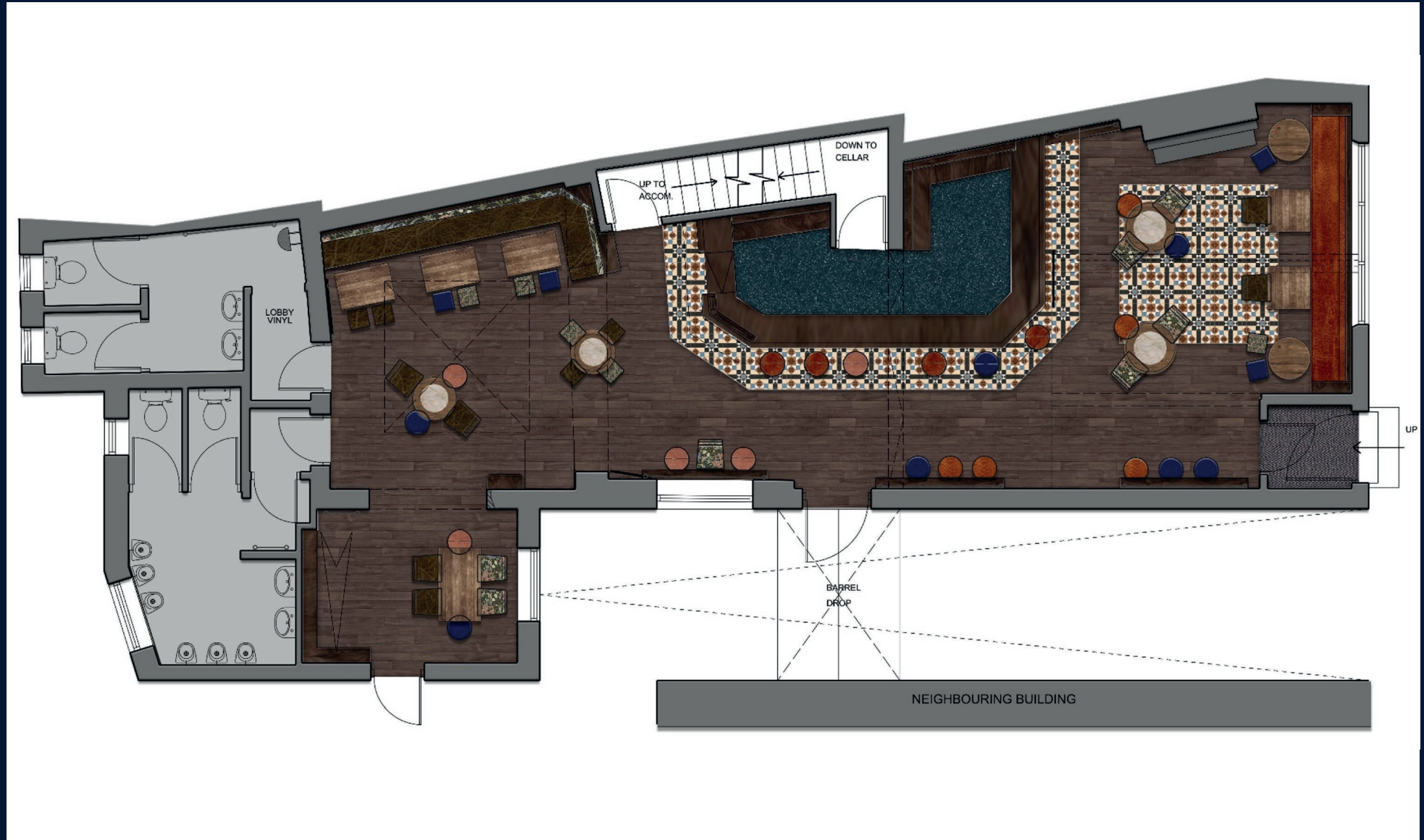
LETTERSTYLES. CLARENDON BT BOLD  
ALL PLANTING TO BE SUPPLIED BY OTHERS UNLESS SPECIFIED



PLEASE REFER TO PAINT  
MANUFACTURER SWATCHES  
PRIOR TO APPROVAL



# RENDERED FLOORPLAN



# FLOOR PLANS & FINISHES

1

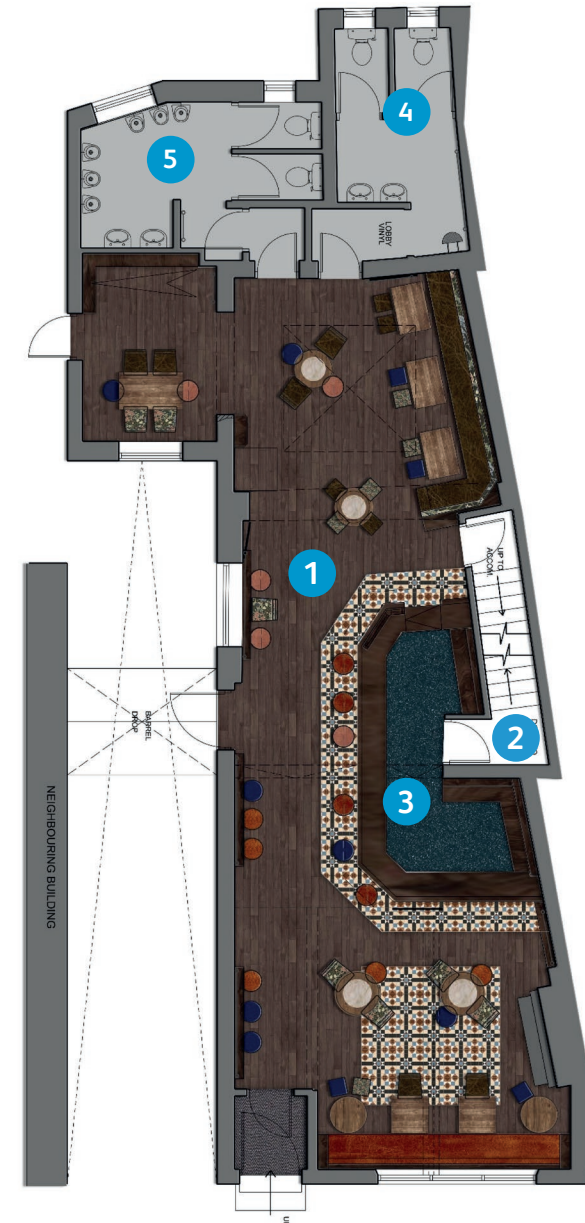
## TRADING AREAS

- Remove screen and make good to disturbed surfaces
- Recover fixed seating and add arm to open end
- Remove cabinet
- New timber flooring with tile inset
- New tiled bar apron
- Provide new panelling including  $\frac{3}{4}$  height and dado
- Allow for new drink shelves
- Remove loose TV
- Allow for new dress curtains and blinds
- Add vinyl to side windows and remove vinyl from front windows
- Remove blue pin lights and make good to ceiling
- Remove stud wall next to entrance and make good to surfaces
- Remove projector and screen
- Remove raised level. Make good to disturbed surfaces
- Make beam wider on face in timber moulds. Chase in cables to heat detector and emergency lighting
- Allow for new AWP and add drink shelf
- Remove part of wall between kitchen and trade area to structural engineers calculations. Strip out kitchen equipment, cap off services, remove pipes and make good to disturbed surfaces
- Allow for new darts surround, blackboard and halo light
- Check ironmongery to fire door

2

## CELLAR

- Allow for decorations in chilled cellar
- Allow for fire stop in all holes
- Lag pipes



# FLOOR PLANS & FINISHES

3

## BAR & BACKFITTING

- Replace all tiles and freshen timberwork
- Allow for services to coffee machine. Spec TBC
- Reposition Comms cupboard
- Allow PC Sum for dispense shelving
- Strip bar tops and repaint bar front
- Retain glass racks above bar and allow for new pendants between to existing positions
- Move till to bar front
- Reposition glasswasher
- Add screen to bar top above glasswasher

4

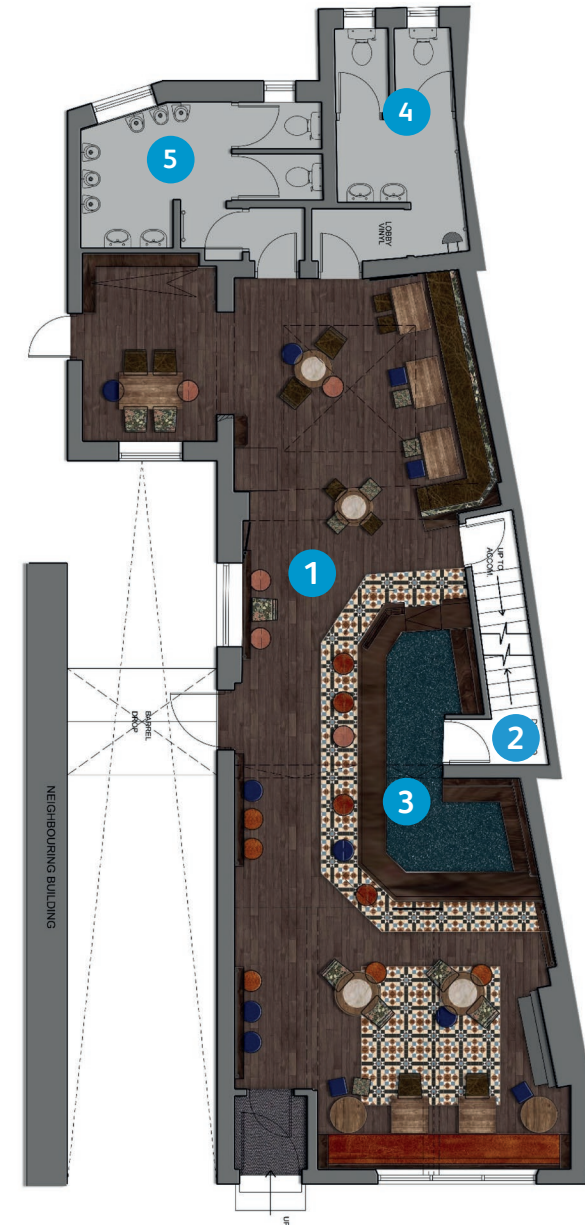
## LADIES WC

- Retain flooring and contract clean
- Carry out complete decorations
- Investigate leak to ceiling in cubicle
- Add new vanity unit, reuse existing semi-recessed sinks
- Clean tiles within cubicles
- Check and provide locks to cubicle doors
- Allow for new hand dryer to existing position
- New light to lobby

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## GENTS WC

- Carry out complete decorations
- Provide new hand dryer to existing position
- Repair and piece in rotten door frames
- New vinyl signage above toilet entrance door
- Clean tiles around hand dryer and regrout
- Remove fluorescent light and add new flush fittings. Make goo to ceiling where light removed
- New light to lobby





# EXTERNAL REFURBISHMENT

## SIGNAGE AND EXTERNAL AREA

Works will include:

- Signage scheme to be amended by SR Sign
- Refurbish existing furniture and add to
- Allow for new lighting to existing positions and new points





## 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)