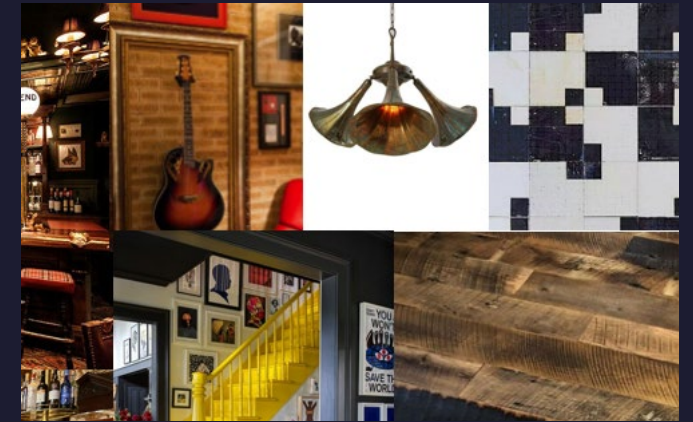




About the Opportunity



Why Invest?

Exciting Opportunity: The Doctor's Orders, Sheffield Pub Refurbishment!

Located just on the edge of Sheffield's city centre, this pub is ideally positioned near three major hospitals, bus and tram routes, and a vibrant student population. The planned refurbishment will transform the venue into a lively, vibrant hub with a trendy yet welcoming atmosphere. With a focus on live music, sports, and a carefully curated food and drinks menu, the pub will stand out from the competition, appealing to locals, hospital staff, and visitors to the city alike.

Elevate Your Investment: Witness the Transformation

The investment will create a bright, high-tempo space that adapts throughout the day - offering a traditional pub feel during quieter hours and transitioning into an energetic venue with live bands and entertainment in the evenings. The new look, combined with the licensee's ability to promote events and create a rhythm of the week, promises to make this a standout destination for Sheffield's young professionals, students, and music enthusiasts.

About the Opportunity



Target Customers

Hospital Staff & Local Residents:

- The pub's proximity to the city's main hospitals makes it a convenient spot for hospital staff to relax with colleagues over drinks or a simple, satisfying meal. It also appeals to local residents looking for a lively yet welcoming place to socialise.

Students & Young Adults:

- The venue's energetic atmosphere, affordable drinks, and trendy, grab-and-go food options will attract the area's significant student and young adult population. Live music and sports screenings will be key draws for this group.

Music Enthusiasts:

- With a busy schedule of live bands and events, the pub will be a prime spot for fans of live music. Its modern vibe and vibrant décor will make it a destination for those seeking a unique venue for their night out.

Sports Fans & Casual Gamers:

- The inclusion of live sports on TV, darts space, and pub quizzes will appeal to sports enthusiasts and those seeking casual entertainment. The versatile setup ensures there's something for everyone, from daytime visitors to evening crowds.

About the Opportunity



The Offer

Drinks:

- The pub will feature a selection of standard and premium draught lagers, ciders, and some cask ales, complemented by wines, spirits, mixers, and a coffee offer. This diverse drinks range ensures appeal to daytime workers, students, and evening visitors.

Food:

- The menu will be simple yet well-executed, perfectly complementing the pub's beer and music theme. Expect trendy, easy-to-eat options, including vegan and vegetarian dishes, designed for casual dining without cutlery.

Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

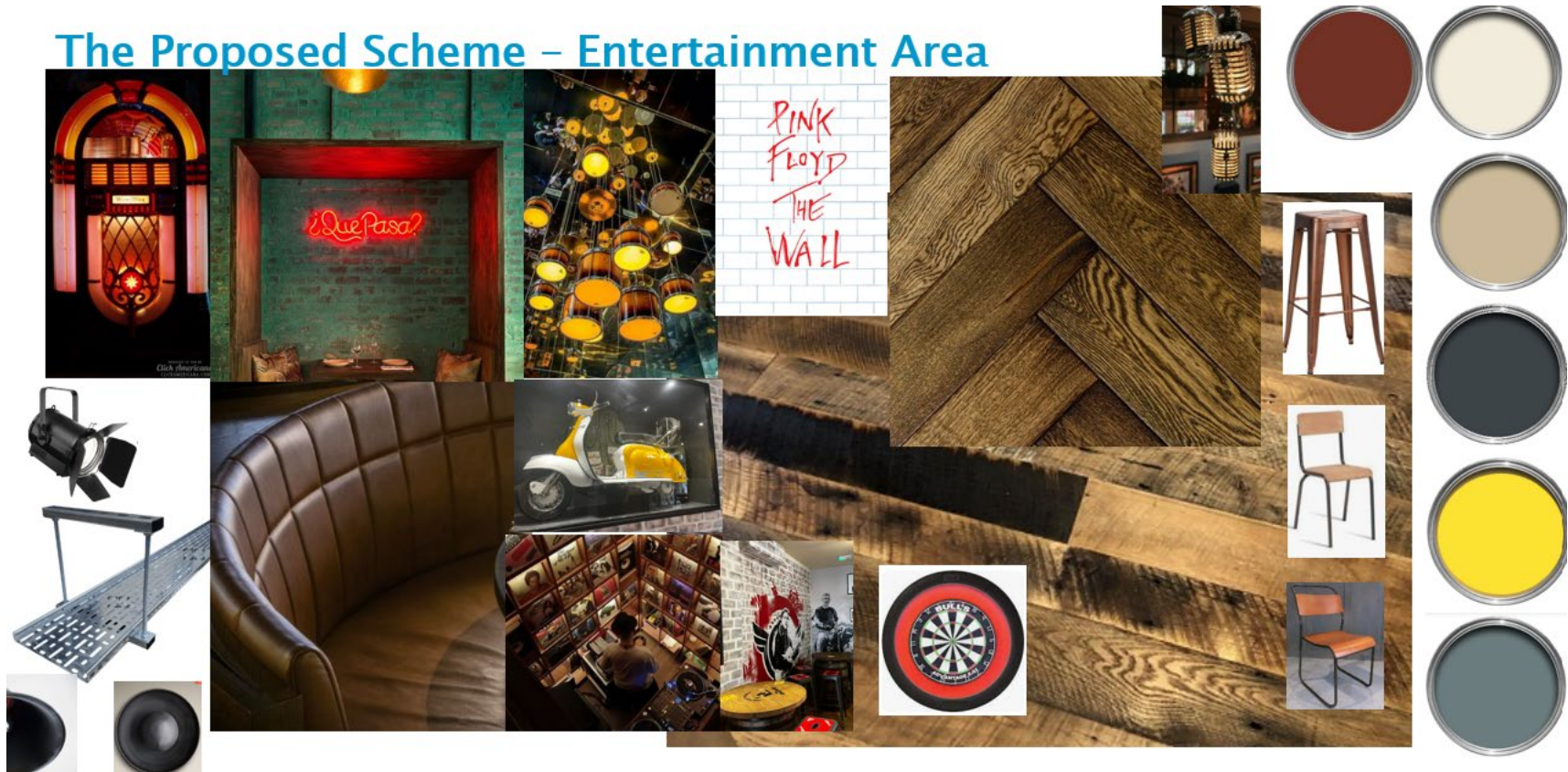
- The pub will host live sports on TV, in-house games like darts, and a packed weekly schedule of live music events. Additional activities, such as pub quizzes, will contribute to creating a vibrant, energetic atmosphere that appeals to a broad audience.

Internal Mood Board



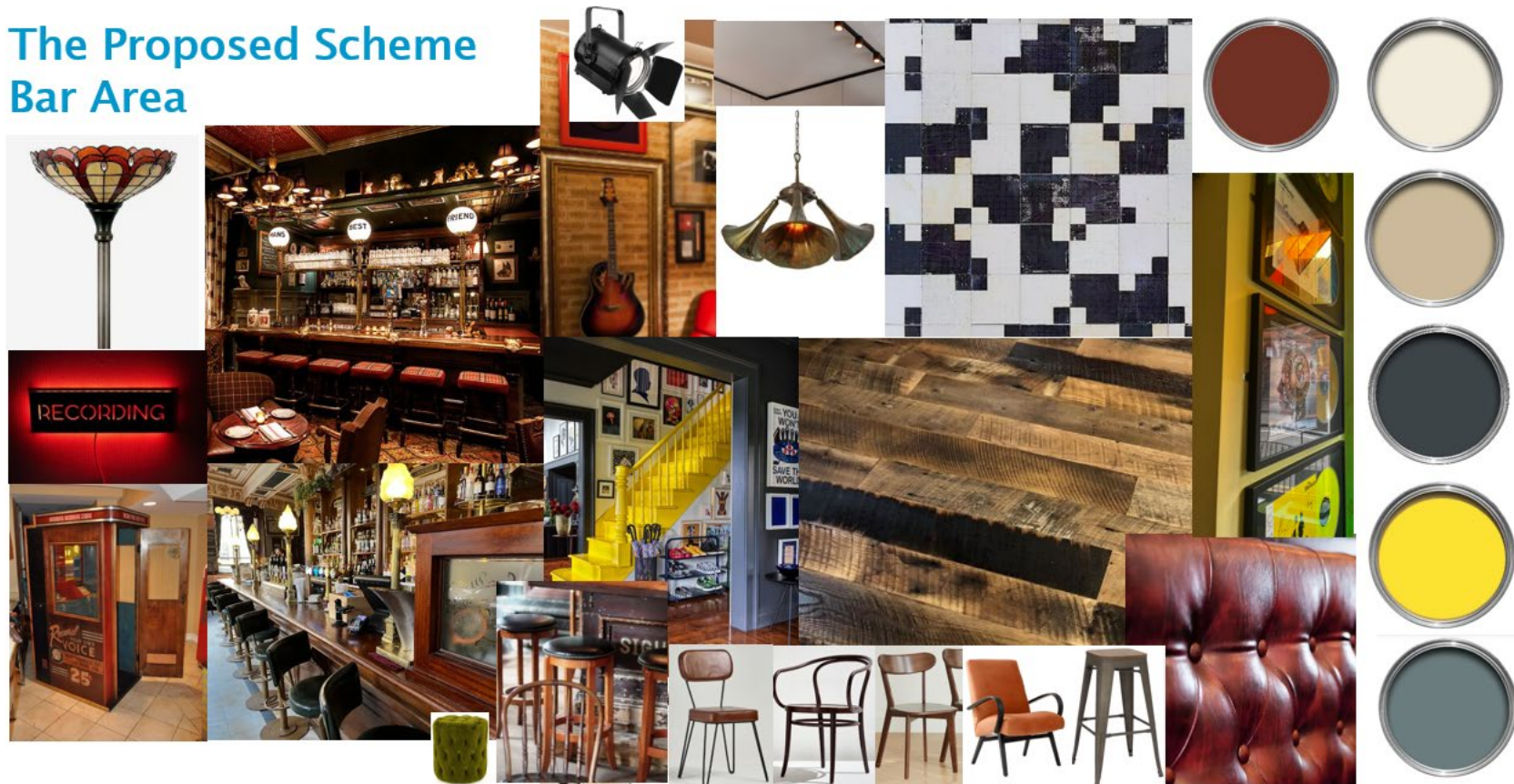
Internal Mood Board

The Proposed Scheme – Entertainment Area

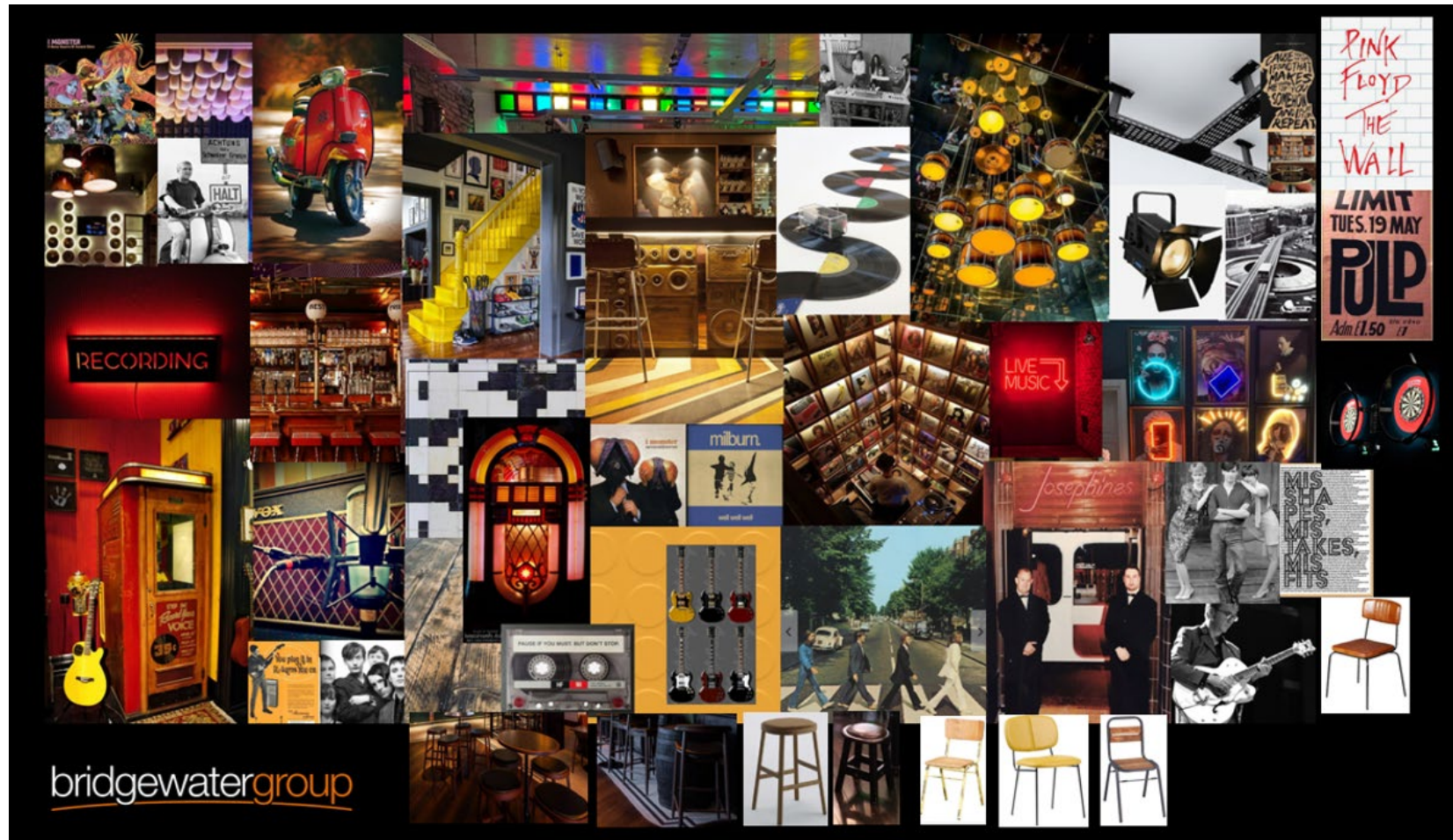


Internal Mood Board

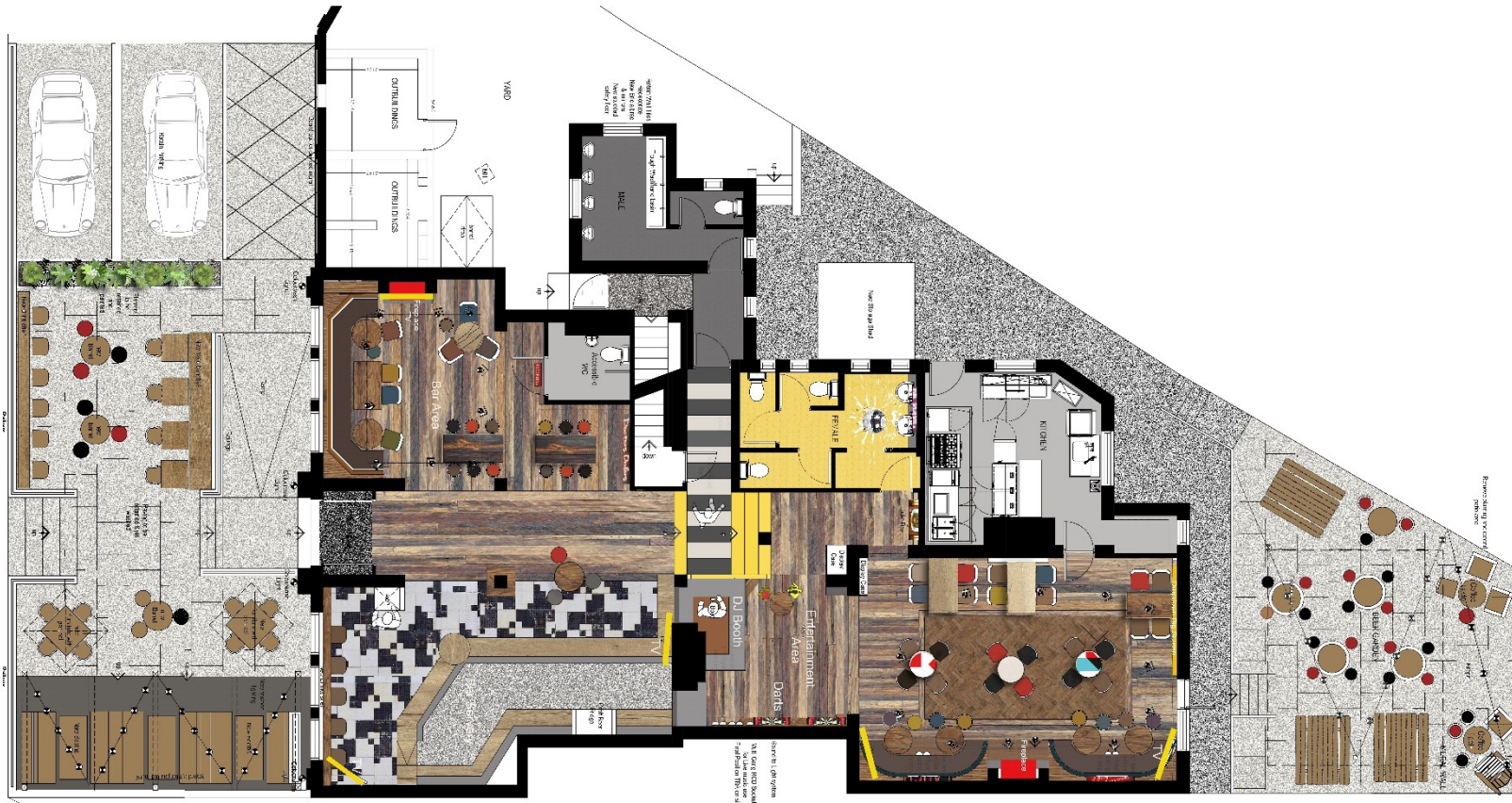
The Proposed Scheme Bar Area



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

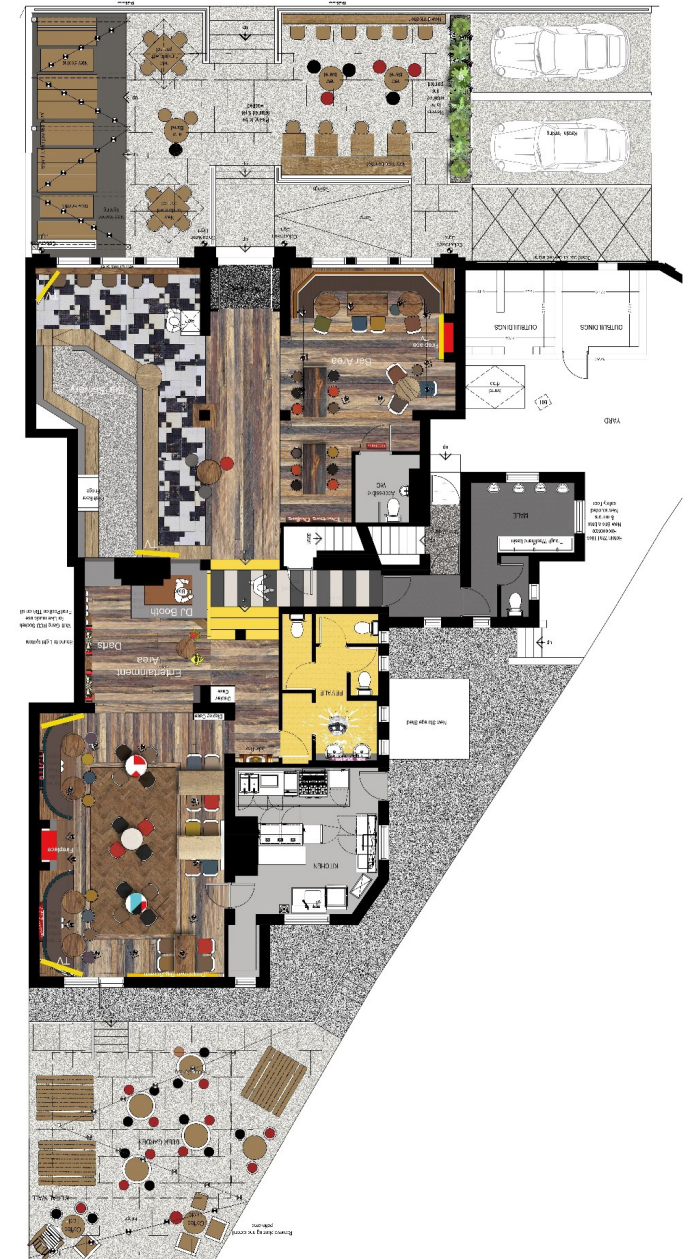
1

Bar Area:

- Undertake full internal redecoration.
- Replace flooring with black and white tiling in the drip space and timber-effect Karndean flooring elsewhere.
- Refurbish and upholster existing fixed seating for a fresh look.
- Install new shelving, loose furniture, and mid-height tables and stools.
- Adapt and upgrade the bar counter for a new layout, including a barrel feature and backfitting for high-level fridge recess.
- Add light columns, brass glass racks, and sound-to-light boxes at high levels.
- Include new neon signage and modern light fittings.

Entertainment & Darts Area:

- Create a new DJ booth with feature display walls.
- Equip the area with a sound system, TV, and updated entertainment setup.
- Form a new darts area with feature wall panelling and halo LED lighting.
- Install dining-height fixed seating and new loose furniture.
- Add new light fittings, artwork, and decorative finishes for a modern look.



Floor Plans & Finishes

1 Upper Seating Area:

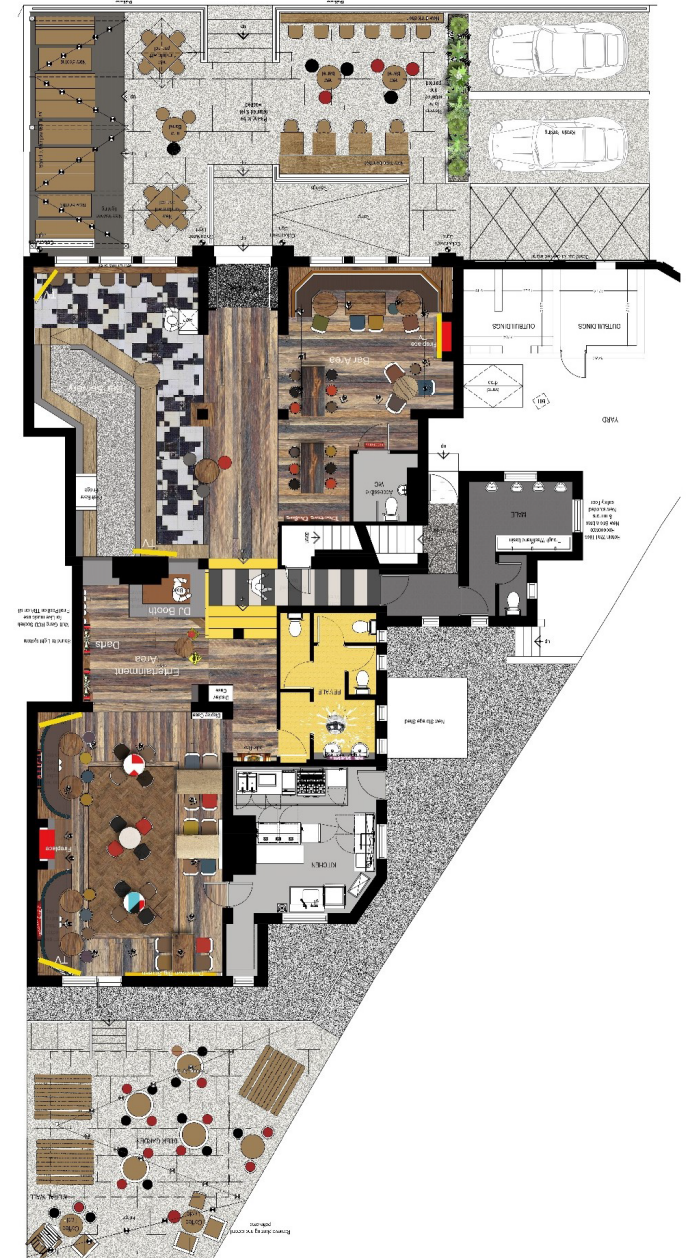
- Complete redecoration, including new feature wall panelling and framed booths.
- Install Karndean flooring with a parquet inset and a drum kit-style lighting feature.
- Add two new TVs, a projector, and big-screen capabilities.
- Include new loose furniture, light fittings, and decorative artwork for a cohesive theme.

Ladies & Gents Toilets:

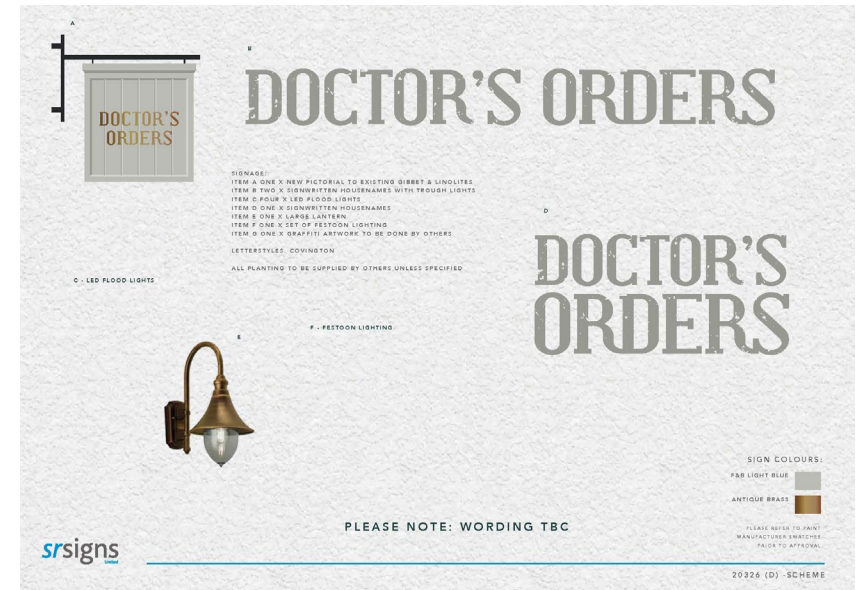
- Redecorate and upgrade with new safety vinyl flooring, graphic panels, and locks.
- Install new mirrors, basins, and lighting.
- Add decorative artwork and 3D bric-a-brac to enhance the space.

Trade Kitchen:

- Upgraded to specialist catering plan.



External Refurbishment



Signage and external works:

- Install new, modern signage and graffiti-style exterior decoration to give the venue a bold and trendy look.
- Fully redecorate the front and rear areas, including revitalising the hidden courtyard to create an inviting outdoor space.
- Add festoon lighting and modern outdoor furniture for a vibrant, welcoming atmosphere.
- Overhaul the rear courtyard to make it a functional and appealing space for customers.



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? Get in touch.

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 www.starpubs.co.uk

● The Doctor's Orders, Glossop Road, Sheffield, S10 2JD ●