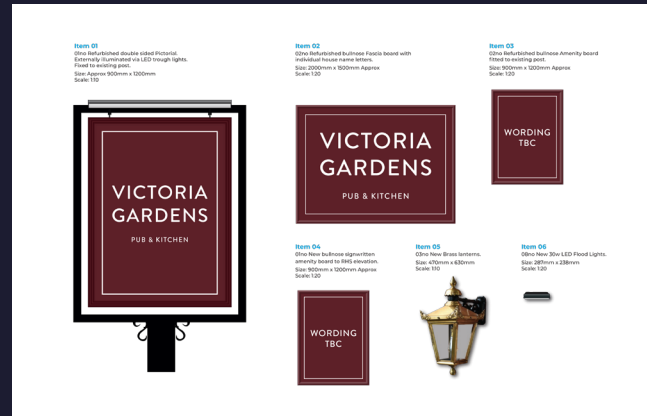




● Victoria Gardens, 1 China Street, Sunderland, SR2 8RU ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Victoria Gardens, Sunderland Pub Refurbishment!

Victoria Gardens sits in a lively suburb of Sunderland with thousands of local adults nearby and very limited competition. Positioned on a main road with easy access via bus stops, the pub is primed to become a community favourite after a significant refurbishment, which includes a full interior overhaul and external upgrades for a fresh, inviting look. With 47 indoor and 48 outdoor seats, it will be a cosy, quirky spot for locals to enjoy quality food and drinks.

Elevate Your Investment: Witness the Transformation

Our investment is set to transform Victoria Gardens into a go-to spot for the neighbourhood, offering popular food like burgers and pizza, along with a full drinks menu and a welcoming atmosphere. We're seeking a local, experienced licensee who's ready to create a true community hub with regular events like quizzes and pub games, giving Sunderland residents a fantastic pub experience just around the corner.

About the Opportunity



Target Customers

Local Residents:

- Midlife residents living within walking distance who are looking for a comfortable, high-quality local pub. They'll enjoy having a well-maintained, lively spot to meet up and unwind..

Casual Diners:

- Locals in the area looking for a convenient place to grab a quick, tasty meal. With a menu of popular choices like burgers and pizza, it's perfect for an easy, satisfying night out.

Community Socialisers:

- Community members interested in casual pub games, quizzes, and entertainment. The pub will provide a fun, social environment where they can gather regularly and enjoy light-hearted competition.

About the Opportunity



The Offer

Drinks:

The Victoria Gardens will offer a wide selection of drinks, including premium lagers, ciders, spirits, quality wines, and a good variety of soft drinks and low- or no-alcohol options. This range caters to everyone, from regulars enjoying a beer to visitors seeking a more premium experience, ensuring broad appeal.

Food:

A straightforward menu of classic pub favourites will complement the drinks selection.

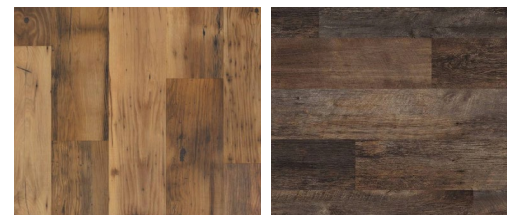
Coffee:

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

Events:

The pub will low-key village events, which will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Full redecoration.
- Retain timber flooring.
- Replace light fittings with non-industrial options.
- Add a games machine.
- Install new venetian blinds.
- Refurbish loose furniture.

2 Bar Service:

- Paint and distress the counter front and pilasters.
- Retain existing flooring.
- No changes to backfitting.

3 Trade Kitchen:

- New catering equipment ventilation and BWIC
- Installation of new flooring.
- Extend potwash and freezer storage into trade area.
- New decorations.



Floor Plans & Finishes

4 Lounge Area:

- New timber-effect LVT flooring.
- Full redecoration.
- Retain wall panelling and timber floors.
- Replace pendant lighting with a more stylish option.
- Modify fixed seating at the rear; retain seating at the front.
- Keep existing screens.
- Remove fireplace to create space for a new trade kitchen area.
- New venetian blinds.
- Refurbish loose furniture.

5 Pool Area:

- Retain existing vinyl floor and wall panelling.
- Full redecoration.
- Replace non-industrial lighting.

6 Ladies & Gents Toilets:

- New decorations; retain existing wallpaper in the ladies' WC.
- Retain existing sanitaryware, flooring, and lighting.



External Refurbishment



Item 01

01no Refurbished double sided Pictorial.
Externally illuminated via LED trough lights.
Fixed to existing post.
Size: Approx 900mm x 1200mm
Scale: 1:10



Item 02

02no Refurbished bullnose Fascia board with
individual house name letters.
Size: 2000mm x 1500mm Approx
Scale: 1:20



Item 03

03no Refurbished bullnose Amenity board
fitted to existing post.
Size: 900mm x 1200mm Approx
Scale: 1:20



Item 04

04no New bullnose signwritten
amenity board to RHS elevation.
Size: 900mm x 1200mm Approx
Scale: 1:20



Item 05

05no New Brass lanterns.
Size: 470mm x 630mm
Scale: 1:10



Item 06

06no New 30w LED Flood Lights.
Size: 287mm x 238mm
Scale: 1:20



Signage and external works:

- Complete redecoration of the building
- New signage and lighting scheme.
- Additional picnic benches for the front terrace
- General window repairs.



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

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