



● Dr Syntax, 1 West Road, Prudhoe, NE42 6HP ●

About the Opportunity



Why Invest?

Exciting Opportunity: Dr Syntax, Pub Refurbishment!

We're making a significant investment in transforming The Dr Syntax into the go-to community pub in Prudhoe. With a full ground-floor refurbishment, including a sports zone and an upgraded kitchen, fresh exterior décor, signage, and lighting, this pub is set to reclaim its place at the heart of the town. The focus is on creating a welcoming space for locals, families, and sports fans to enjoy quality drinks, simple pub food, and great entertainment, from live sports to team events.

Elevate Your Investment: Witness the Transformation

We're looking for an experienced operator who knows how to run both wet and dry trade and is ready to make this pub the hub of the community. With strong local footfall, minimal competition, and a fantastic new look, The Dr Syntax offers a great opportunity for someone who wants to take on a well-backed, newly refurbished pub with plenty of potential.

About the Opportunity



Target Customers

Local Families:

- With a welcoming atmosphere and a simple, crowd-pleasing food menu, The Dr Syntax will be an ideal spot for families looking to enjoy a meal together. The refreshed space will offer a comfortable setting for casual dining, Sunday lunches, and community gatherings.

Sports Fans & Teams:

- A dedicated sports zone, quality drink selection, and space for team celebrations make this pub a prime destination for sports lovers. Whether watching live games or unwinding after a match, fans and local teams will find a home here.

Regular Locals & Social Drinkers:

- With a well-stocked bar featuring everything from classic pints to premium spirits, The Dr Syntax will attract locals looking for a relaxed and friendly place to catch up. The updated décor and warm atmosphere will make it a staple for regulars.

Event & entertainment Seekers:

- From live sports screenings to entertainment nights, The Dr Syntax will be a go-to venue for those who enjoy a lively night out. A strong rhythm of the week (ROTW) will keep the calendar filled with events, making it a great choice for social gatherings.

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The Offer

Drinks:

- Dr Syntax will offer a wide range of drinks, including premium lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, from regulars enjoying beers to visitors seeking a more premium experience, ensuring the pub appeals to a broad audience.

Food:

- A straightforward pub menu with a selection of crowd pleasers to cater to every taste, with the opportunity to be further developed by the new licensee.

Coffee:

- Coffee can be offered, but kept to a simple pod format, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

- The pub will offer sports viewing, team sports, pool, darts, and entertainment. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



MOOD IMAGES & FINISHES - BAR / TRADE AREA

Client: Star Pubs & Bars
 Site: Dr Syntax, Prudhoe
 Date: November 2024
 Revision: -

JSDESIGN

Internal Mood Board

Recessed darts board



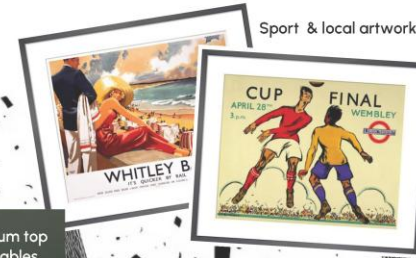
Directional spots to existing positions



Paint colours



New stools



Sport & local artwork

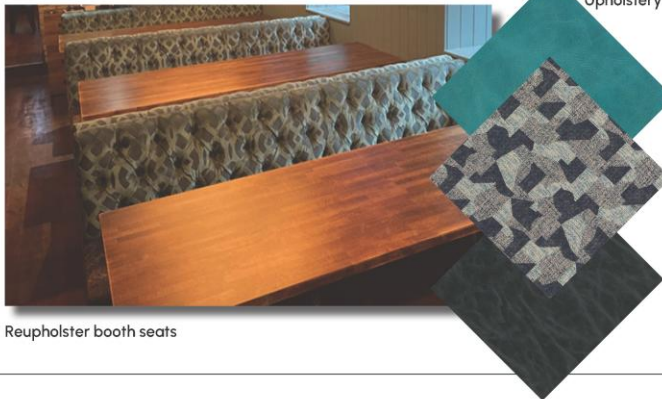


Marmoleum top poseur tables



Pool table

Upholstery



Reupholster booth seats



New poseur seating & stools

Reupholster existing booth



Carpet



Re-stain timber floor

MOOD IMAGES & FINISHES - GAMES AREA

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Rendered Floor Plan



Floor Plans & Finishes

1 Local Bar:

- Full redecoration. Including feature wall covering.
- Re-upholster fixed seating and curved booth.
- Form new screen behind settle.
- New carpet.
- New light fittings to existing positions.
- New furniture as shown (N).
- Refurbish existing loose furniture.

2 Games Zone:

- Remove DJ stand and make good timber floor.
- Strip and repolish timber flooring.
- Full redecoration including feature wall covering.
- New light fittings to existing positions.
- Form new feature reclaimed timber darts wall, including electrics and recesses.
- Form new pot shelves.
- New furniture as shown (N).
- Refurbish existing loose furniture.



Floor Plans & Finishes

3 Bar / Dining:

- Full redecoration.
- Re-upholster and extend existing fixed seating.
- Strip and repolish timber flooring.
- Form new fixed seating and end screen.
- Form new screen to hide the Accessible toilet.
- Enhance fireplace with painted surfaces and tiling.
- New light fittings to existing positions.
- New furniture as shown (N).
- Refurbish existing loose furniture.

4 Bar & Back Fitting:

- Full industrial clean.
- Form new bar flap to access glass wash.
- Strip and repolish bar tops / back bar.
- Repolish bar front and all rear bar shelves.
- Add tiling to back bar.
- New over bar pendants to existing positions.



Floor Plans & Finishes

5 Cellar:

- Redecoration to 50% of cellar area.
- Form new drainage channels to cooled cellar area.
- Form freezer storage as per Lloyds catering layout.

6 Lobbies:

- Full redecoration.
- New matting.

7 Kitchen:

- Full industrial clean existing floor and check.
- Full redecoration.
- Overhaul all lighting.
- Alter kitchen as per Lloyds catering layout.
- Form additional fridge storage in cellar space.

8 ACC WC:

- Industrial clean all surfaces.
- Full redecoration throughout to all painted surfaces.
- Check sanitary ware.
- Re-mastic all sanitary ware + tile corners.



Floor Plans & Finishes

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Gents WC:

- Industrial clean all surfaces.
- New entrance matting.
- Investigate damp walls in lobby and overlaid.
- Repair + overhaul all sanitary ware.
- Full redecoration throughout to all painted surfaces.
- New light fittings to existing positions.

Ladies WC:

- Industrial clean all surfaces.
- New entrance matting.
- Full redecoration throughout to all painted surfaces.
- New light fittings to existing positions.
- Overhaul sanitary ware.
- Strip all wallpaper above dado and decorate.
- Re-mastic all sanitary ware tile corners.



External Refurbishment



Signage and external works:

- Full external redecoration, excluding outbuildings.
- New signate scheme.
- Re-glaze 2no panels above entrance.



STAR
— PUBS —

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.

 08085 94 95 96

 www.starpubs.co.uk

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