



● The Red Kite, Spar Well Road, Winlton Mill, Blaydon On Tyne, NE21 6RT ●

# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Red Kite Pub Refurbishment!

We're investing in a full refurbishment of The Red Kite, a pub in Winlaton Mill, Gateshead, ideally situated to attract both locals and visitors. This unique location backs onto a popular country walk and faces a busy main road, with little nearby competition. With a strong local population and easy access to a broader demographic, The Red Kite offers a promising opportunity for an experienced food-focused licensee or chef patron.

### Elevate Your Investment: Witness the Transformation

Inside, we're transforming the dining area to accommodate 90 covers, upgrading the kitchen, and refreshing the entire space. Outside, the pub will feature a new seating area, a large refurbished garden, and festive lighting to boost summer trade. This traditional pub, with its emphasis on quality food and drink, is set to become a favourite destination for diners, day visitors, and locals.

# About the Opportunity

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## Target Customers

### Local Residents:

- With 3,100 people living within a 20-minute walk, residents will find The Red Kite a convenient spot for regular visits, enjoying quality food and drink in a welcoming atmosphere.

### Visitors and Walkers:

- Older couples and friends looking for a lunchtime treat and a venue for special occasions.

### Families:

- The refurbished garden and family-friendly environment will appeal to parents seeking a comfortable place to dine with children, especially on weekends and during holidays.

### Affluent Adults:

- The traditional setting, quality finishes, and strong food reputation make The Red Kite an attractive choice for affluent older adults looking for a sophisticated yet comfortable dining experience.

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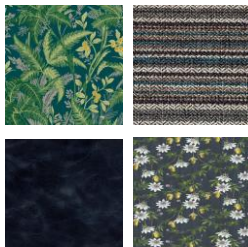
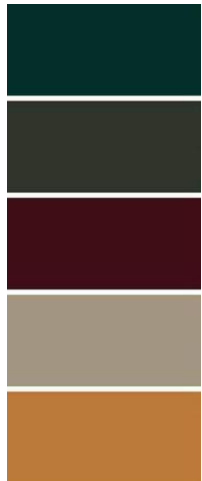
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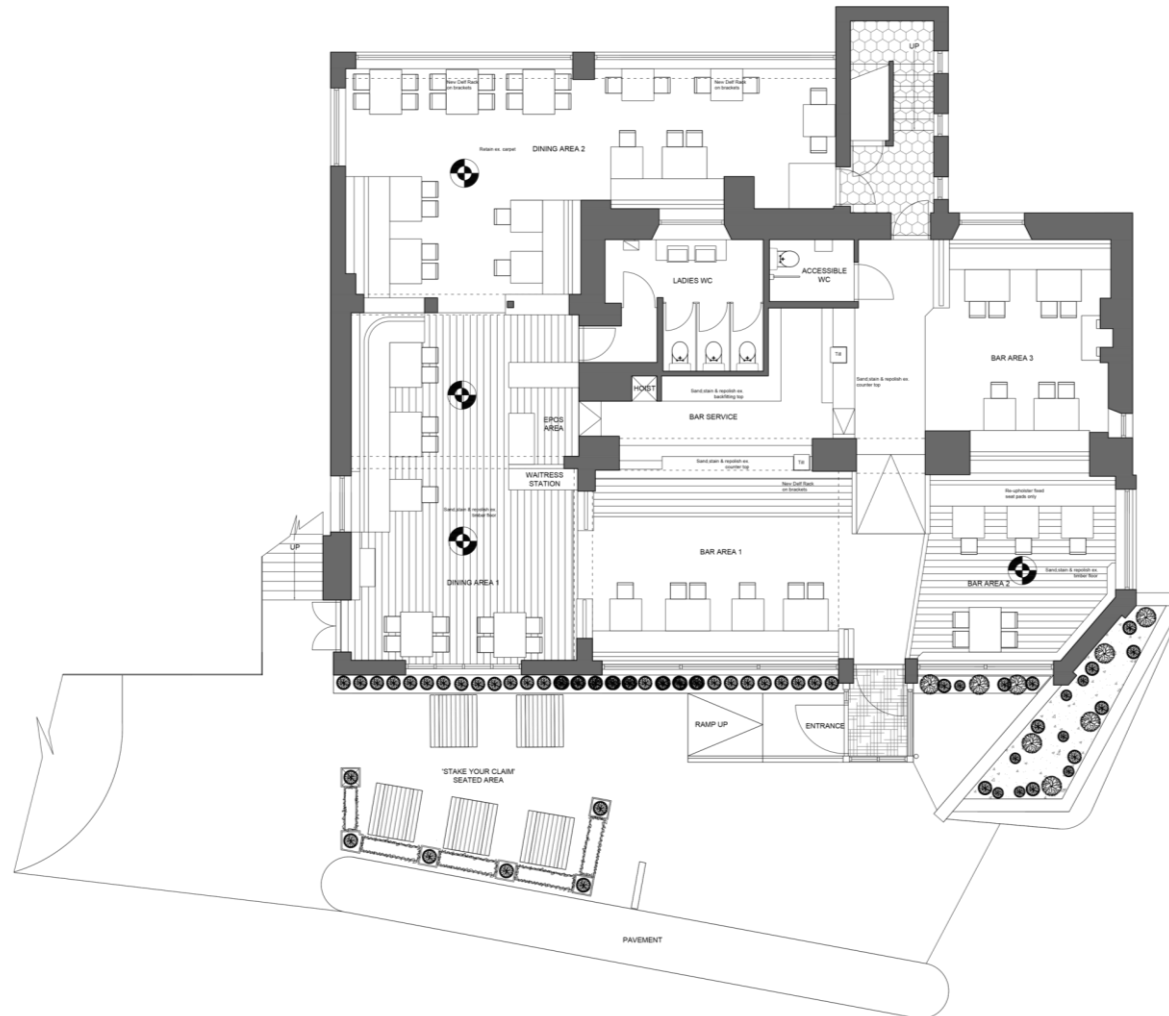
## Offer

- A premium drinks selection, including cask ales, premium ales, lagers, and an extensive wine list.
- The Red Kite has potential to become a destination food pub.
- Great coffee to entice customers throughout the day.
- Acoustic music and local events, with a potential to host in the outdoor area.

# Internal Mood Board



# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Area:

- Full redecoration throughout with rustic finishes.
- Retain and redecorate 5 screens on dwarf walls.
- Sand, stain, and repolish bar countertop and backfitting.
- Remodel uppercase backfitting.
- Reupholster fixed seating base pads.
- Install new delf racks over the bar and rear windows.
- Add new push plates and kick plates to F.O.H. doors only.
- Repolish timber floors.
- Install entrance matting in the lobby.
- Repolish tabletops.
- Refurbish select loose chairs.
- Allow for new bric-a-brac and faux planting.



# Floor Plans & Finishes

## 2 Ladies & Gents Toilets

### Ladies:

- Redecorate painted finishes.
- Refurbish frame of 1 cubicle.
- Steam clean WCs.
- Service and enhance hand dryers.

### Gents:

- Redecorate painted finishes.
- Steam clean WCs and urinals.
- Service and enhance hand dryers.
- Upgrade 1 indicator bolt to cubicle.

### Accessible:

- Redecorate painted finishes.
- Re-mastic around WHB.
- Steam clean WC.
- Service and enhance hand dryer.





# External Refurbishment



## Signage and external works

- Full external redecoration.
- New lighting & signage scheme.
- Addition of new external furniture.
- Refurbishment of existing planters.
- New festoon lighting.
- Alterations to gate in beer garden.



**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.

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