



# About the Opportunity



## Why Invest?

**Exciting Investment Opportunity: The Pentland Inn  
Pub Refurbishment Planned!**

### Why Invest?

The trading areas will be refurbished and redecorated to create a great, modern pub for the local community.

A full external redecoration of the signage will rename the pub and drive great kerb appeal.

### Elevate Your Investment: Witness the Transformation

In the area of Penicuik, 12 miles from Edinburgh city centre, the pub is a 15-minute walk from the main high street. It is situated in a busy neighbourhood with many families and close to several new housing developments. Approximately 11,000 people (aged 18 and over) live within a 20-minute walk of the pub, with this number set to grow.

There are six pubs within a 20-minute walk, and the high street features a range of independent bars, cafes, and chains. The pub has 65 internal covers, and a complete external redecoration of the signage will rename the pub, significantly enhancing its kerb appeal.

# About the Opportunity



## Target Customers

When refurbished, The Pentland Inn will appeal to:

### Local Residents and Sports Fans:

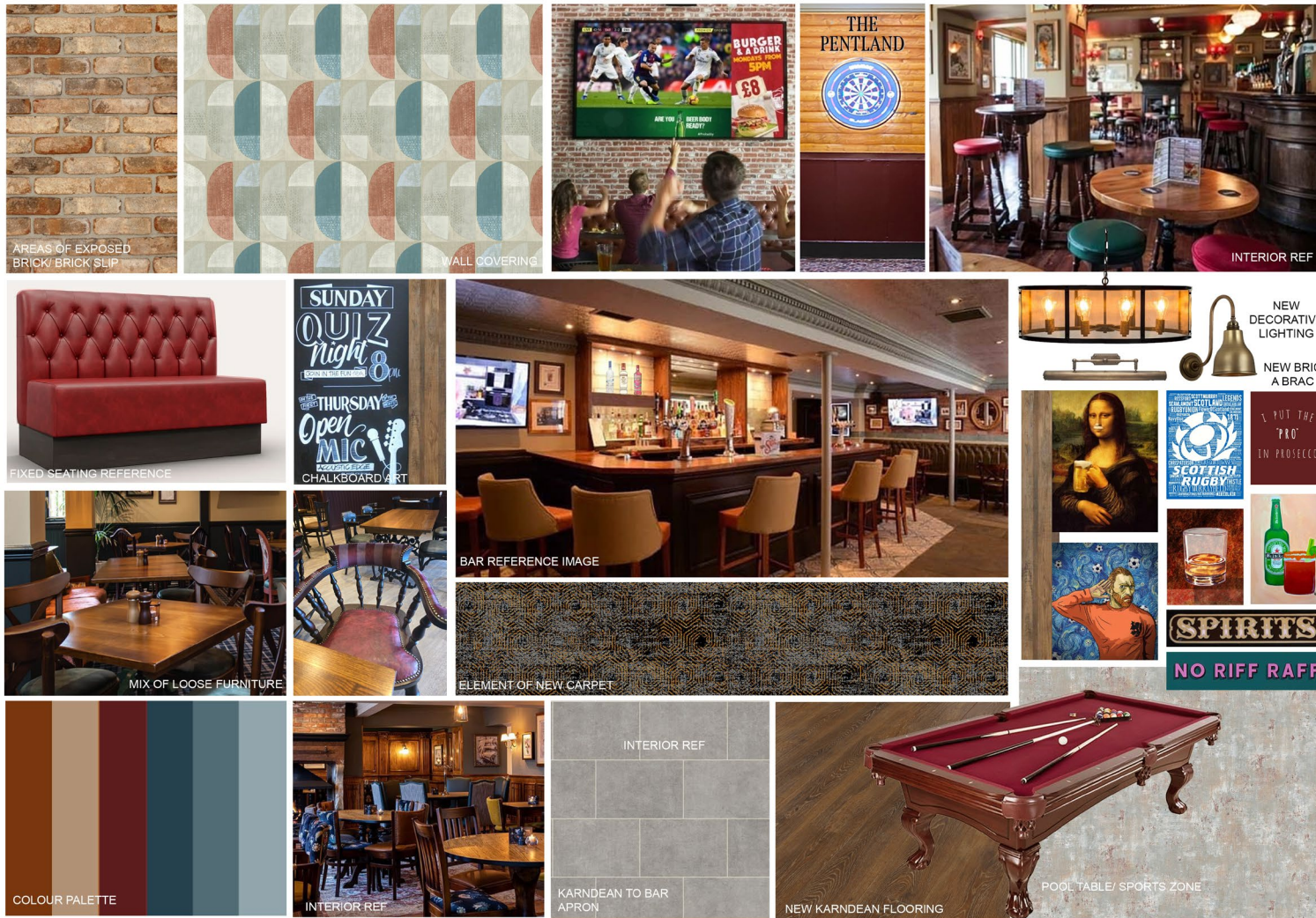
- Families looking for a pub with a friendly atmosphere
- Friends looking for a place to socialise after work or at weekends
- Sports fans looking to watch live sport with some drinks and snacks

## The Offer

When refurbished, The Pentland Inn will offer:

- An extensive range of classic and premium lagers, spirits, wines, and cocktails and low and no alcohol options.
- The entertainment offer should complement the pub with regular events such as weekend music and Pub Quiz

# Internal Mood Board



# Rendered Floor Plan



# Floor Plans & Finishes

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## General Trade Areas

- Bar and back gantry to be upgraded.
- New floor finishes in a mix of carpet and karndean as per the proposed plan.
- Fixed seating layout to be altered and seating reupholstered as detailed.
- Timber screens to be altered to increase visibility.
- Mix of new and refurbished loose furniture to be provided throughout.
- New decorative lighting.
- New TVs and audio to suit layout.
- Full internal decoration including feature wall finishes and bric-a-brac.
- Unisex, Ladies & Gents toilets to be redecorated and new lighting fitted.
- Minor works to cellar including décor and new equipment.



# External Refurbishment



## Signage and external works

- Full external works to be carried out including repairs, full decoration, new signage and lighting.
- Window to be reinstated to the rear to increase daylight into rear drinking zone.
- New fence to be formed to the rear.



**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? Call us today.

☎ 08085 94 95 96

Or visit

🖱 [www.starpubs.co.uk](http://www.starpubs.co.uk)

**Pentland Inn, 28 Edinburgh Road, Penicuik, EH26 8NW**