



The Tavern, 3/5 The Cross, Prestwick, KA9 1AJ

About the Opportunity



Why Invest?

Exciting Opportunity: The Tavern, Prestwick Pub Refurbishment!

We're making a significant investment to breathe new life into this town-centre pub in Prestwick, just a short walk from the beach and train station. The refurbishment will completely upgrade the interior and exterior, creating a modern, welcoming space with a fresh look and high-quality fixtures. The beer garden will also be revamped, doubling the seating capacity during warmer months.

Elevate Your Investment: Witness the Transformation

We're looking for an experienced operator who can make the most of this exciting opportunity. With the refurb setting the stage, you'll have the perfect space to cater to families, groups of friends, and day-trippers alike. The town is buzzing with local businesses and a steady flow of visitors, and is favoured by younger locals for a night out, giving you a ready-made customer base. If you're ready to bring your expertise and vision to this seaside hotspot, this could be the perfect fit for you.

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Target Customers

Local Families:

- Families in Prestwick and nearby areas looking for a relaxed, welcoming space to enjoy quality meals and drinks together, whether for a weekday dinner or a weekend outing. The upgraded interiors and beer garden make it a great choice for all ages.

Day-Trippers & Visitors:

- Tourists and visitors exploring Prestwick will appreciate the pub's convenient location near the beach and train station. It's a great place to relax, enjoy a meal, and soak up the friendly atmosphere after a day out.

Weekend Nightlife Seekers:

- Young adults, students and groups of friends heading into town for a night out, drawn by the pub quizzes, live music, and the pub's more premium feel compared to nearby competitors.

Professionals and Mature Locals:

- Local professionals and older residents who appreciate a premium drink selection and high-quality service. The pub's welcoming feel and modern upgrades cater to those looking for a refined yet relaxed experience.

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The Offer

Drinks:

- The Tavern will offer an extensive range of premium and craft lagers, with a focus on, spirits, wines, and cocktails along with a great range of soft drinks and low & no options. This this variety further solidifies the premium appeal of the pub, while also catering to the growing demand for low/no alcohol alternatives in younger demographics.

Food:

- A small yet effective food offering that will compliment the drinks, which can be further defined by the operator.

Coffee:

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

Events:

- The pub will offer, music, live entertainment, and pub quizzes.

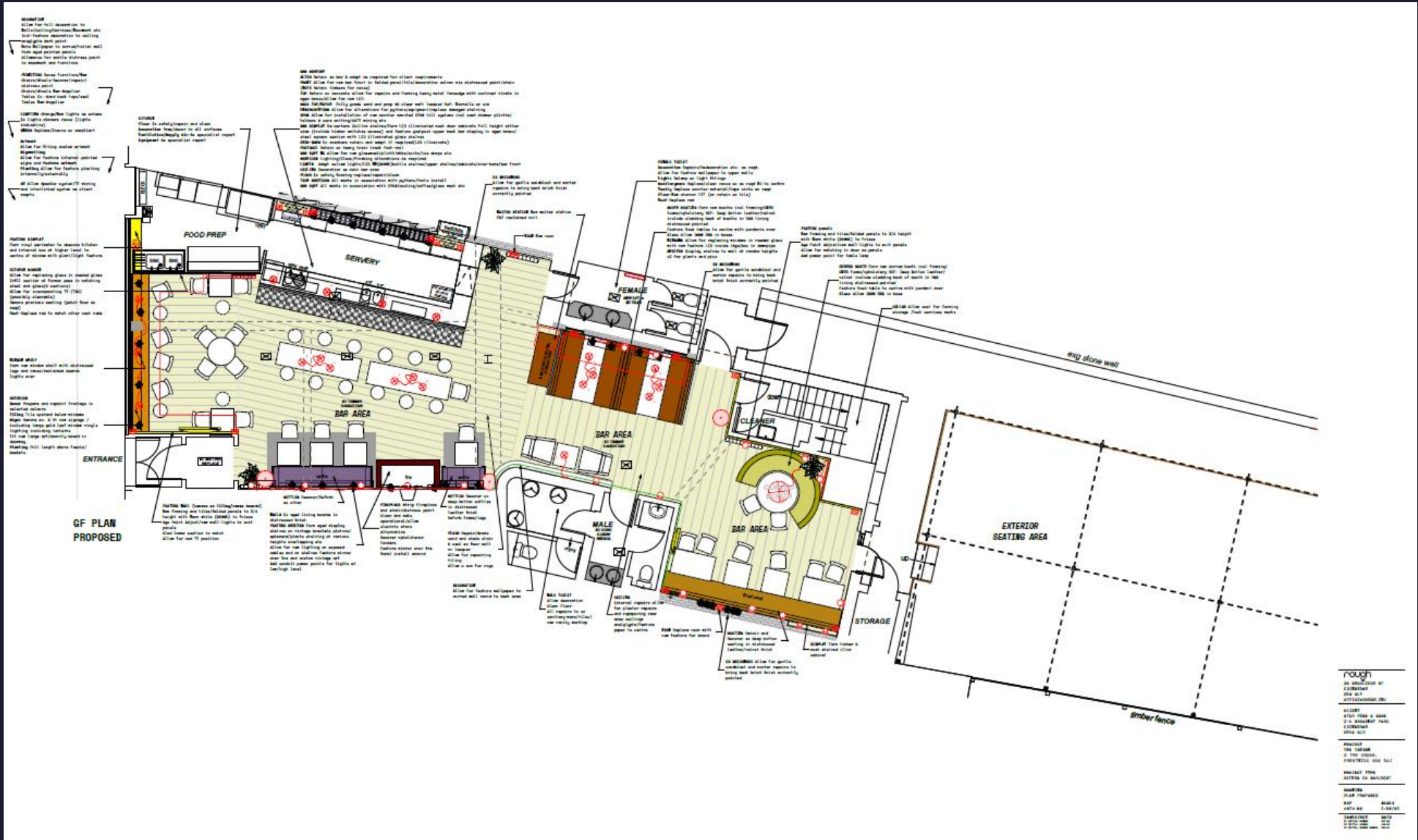
Internal Mood Board



Internal Mood Board



Rendered Floor Plan



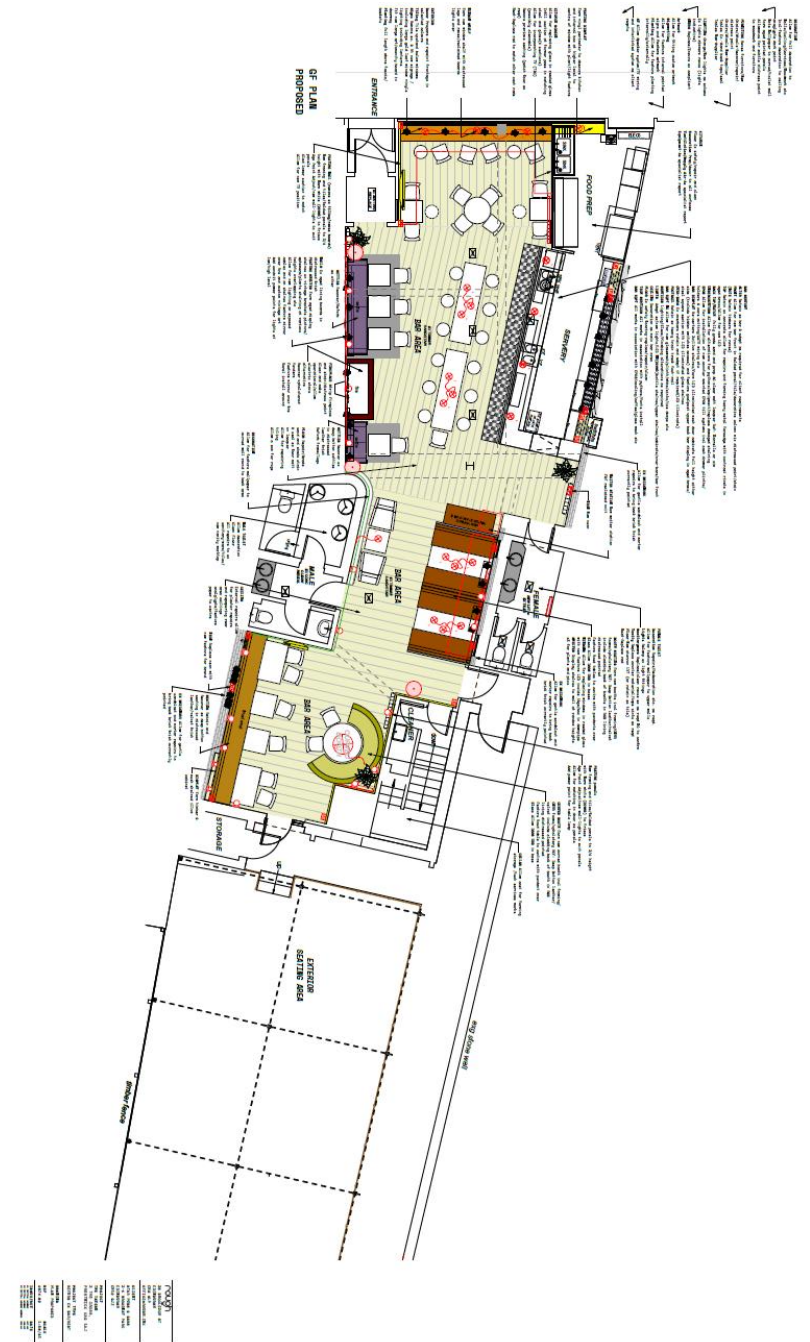
Floor Plans & Finishes

1 Trade Area:

- Refurbish and return fireplace to working order.
- Form drinks shelf in window.
- New bar front and updated feature to back bar.
- Form new booth seating to rear.
- Replace panels between kitchen.
- Explore more of brick finish throughout pub.
- Strip, stain and seal existing flooring.
- Full decoration with a mix of painted and papered feature walls.
- Upgrade lighting throughout.
- New furniture throughout and refurbished fixed seating.

2 Toilets:

- Full deep clean and decoration throughout male & female toilets.



External Refurbishment



Signage and external works:

- New signage scheme across building.
- Power wash garden.



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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