

# THE ROYAL BAR

no. 8

WELCOME



# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Royal Bar, Helensburgh Pub Refurbishment!

We're investing in a full refurbishment of this well-located pub in the seaside town of Helensburgh, just minutes from the high street and overlooking the Firth of Clyde. The interior will feature updated trading spaces, upgraded toilets, and reconfigured seating for a more welcoming layout, while a full external refresh will boost curb appeal. Well placed to draw in locals, day-trippers, and groups of friends, it will offer a warm, lively space to watch live sports, have a drink, and relax.

### Elevate Your Investment: Witness the Transformation

We're looking for a licensee ready to take full advantage of this prime spot, supported by our investment in its transformation. With over 2,600 residents within a 10-minute walk and steady visitor traffic, this pub is perfectly placed to stand out. Whether you have hospitality experience or transferable skills, this is a fantastic opportunity to make a mark in a thriving community.

# About the Opportunity

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## Target Customers

### Sports Enthusiasts:

- With live sports on TV and a lively atmosphere, the pub will attract fans looking for a comfortable spot to watch their favorite games with friends while enjoying great drinks.

### Local Residents:

- The pub's welcoming vibe and upgraded spaces will appeal to Helensburgh locals seeking a friendly spot to unwind after work or socialize on weekends.

### Day-Trippers and Visitors:

- Situated near the high street and overlooking the Firth of Clyde, the pub is a perfect stop for tourists and day-trippers exploring Helensburgh's waterfront.

### Groups of Friends:

- Whether for a casual weeknight drink or a weekend night out, the pub's modern yet cosy setting offers a great place to gather and enjoy lively entertainment or music.

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## The Offer

### Drinks:

- The Royal Bar 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.

### Events:

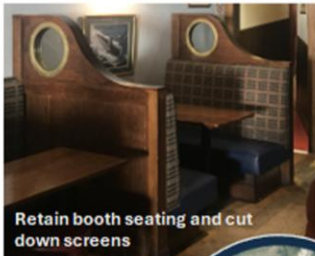
- The pub will offer live sports, music, DJ sets and karaoke. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

### Coffee:

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

# Internal Mood Board

## LOUNGE AREA



Decals to windows

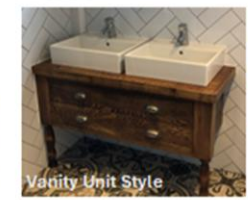


Retain and restain timber flooring



Retain existing tiles to ladies

## TOILETS

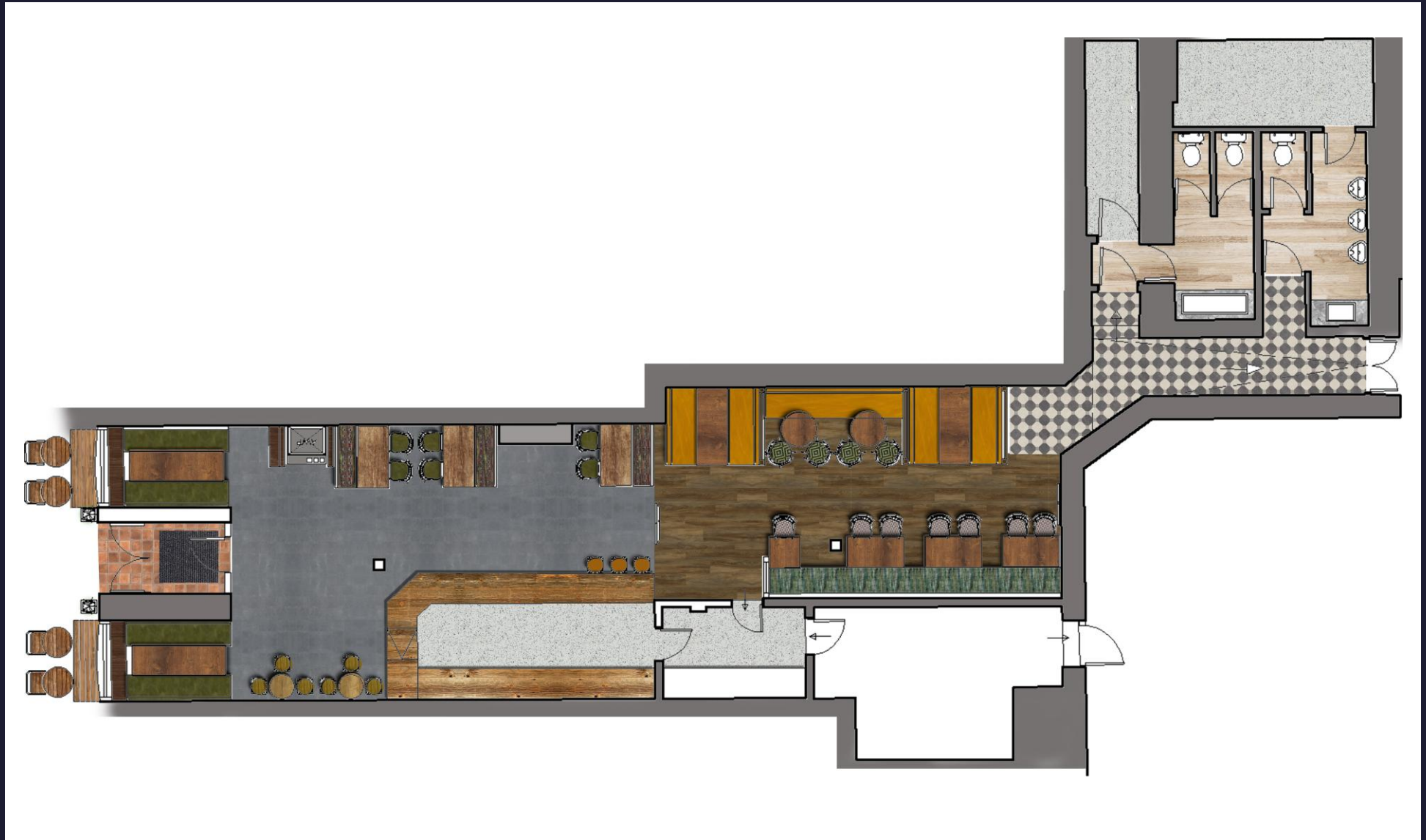


New Hald height to mens toilets

Paint Finishes



# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Areas:

### Trading Area:

- Retain existing bar, remove handrail, retain footrail and allow to sand/strip the bar top and front to take scrubbed waxed finish.
- Back bar to be retained, sanded and refinished and uplifted. New bottle coolers under, to outer sections to retain optics, centre section to have infilled bar top where till was positioned and two tiered stepped display shelves with lighting in.
- Retain booth seating at rear fully reupholster and banquette dining height seating at rear as well as screens, allow to remove upper section and make good.
- Retain existing booth seating and fully reupholster at front.
- Alter existing fixed seating to form straight section of dining height fixed seating with glazed screen to one end.

## 2 Toilets:

### Gents Toilets:

- Allow to remove existing tiles and replace with half height.
- Allow for full decorations & flooring.



# Floor Plans & Finishes

## 2 Toilets (Continued):

### Ladies Toilets

- New open vanity unit with egger top, timber legs and shelf under with trough sink. Allow for full decorations & flooring.
- Trim bottom of cubicle doors and allow for new coat hooks.
- Allow for full decorations.
- New lighting.
- Extract on PIR sensor.
- New vanity mirror and dress mirror.
- Allow for new decorative vinyl flooring.





# External Refurbishment



## Signage and external works:

- Allow for full new signage scheme as per visual with lighting and artificial planting.

# THE ROYAL BAR

**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](http://www.starpubs.co.uk)

The Royal Bar, 8 West Clyde Street, Helensburgh, G84 8SQ