



● The Black Dog, 11 London Road, Twickenham, TW1 3SX ●

About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Black Dog Pub Refurbishment Underway!

Explore the potential of The Black Dog nestled in the heart of Twickenham. Situated along the bustling Twickenham high street, this pub enjoys unparalleled foot traffic, especially on matchdays at nearby Twickenham Stadium and The Stoop Stadium. The area boasts a vibrant atmosphere and is conveniently close to the scenic River Thames. With a demographic skewing towards a youthful, affluent crowd seeking premium experiences, there are 6,740 adults within a 10-minute walk, over-indexing in the 18-35 age group compared to the national average.

Elevate Your Investment: Witness the Transformation

Its strategic location places it in direct competition with 15 other pubs and bars, yet its planned full external refurbishment promises to enhance its kerb appeal and allure. Featuring a trendy yet approachable High Street style, this pub will offer a diverse range of entertainment options from digital darts to beer pong, creating an engaging atmosphere for patrons seeking competitive socialising and memorable nights out. This transformation aims to establish The Black Dog as Twickenham's go-to destination for contemporary pub experiences, making it an exciting investment opportunity for discerning operators.

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Target Customers

When refurbished, The Black Dog will appeal to:

Young Professionals and Sports Fans:

- This group is drawn to The Black Dog for its prime location near Twickenham Stadium and The Stoop Stadium, making it an ideal spot for pre-game gatherings and post-match celebrations.

Local Residents and Socialites:

- The pub appeals to nearby residents looking for high-quality dining experiences and vibrant social scenes, offering them a modern and trendy venue to frequent.

Tourists Exploring the Area:

- Visitors exploring Twickenham and its landmarks like the River Thames and St. Margaret's will find The Black Dog a welcoming stop for delicious food, refreshing drinks, and entertainment.

Families Looking for Weekend Gatherings:

- Drawing in families, the pub's local vibe and entertainment events offer a fun and inclusive space for weekend outings and celebrations.

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The Offer

When refurbished, The Black Dog will offer:

Entertainment:

- The pub will offer vibrant atmosphere with a variety of competitive socialising platforms including beer pong, shuffleboard, and digital darts, which will set the Black Dog apart from the rest of the competition in Twickenham.

Drinks:

- Experience a premium drinks range, featuring popular options like Amstel and Beavertown, ensuring top-notch beverages for every taste.

Food:

- Enjoy an enticing street food-style menu, highlighting delicious options such as pizzas and burgers crafted to perfection.

Coffee:

- Begin your day or recharge with quality coffee offerings, providing a refreshing and satisfying brew whenever needed.

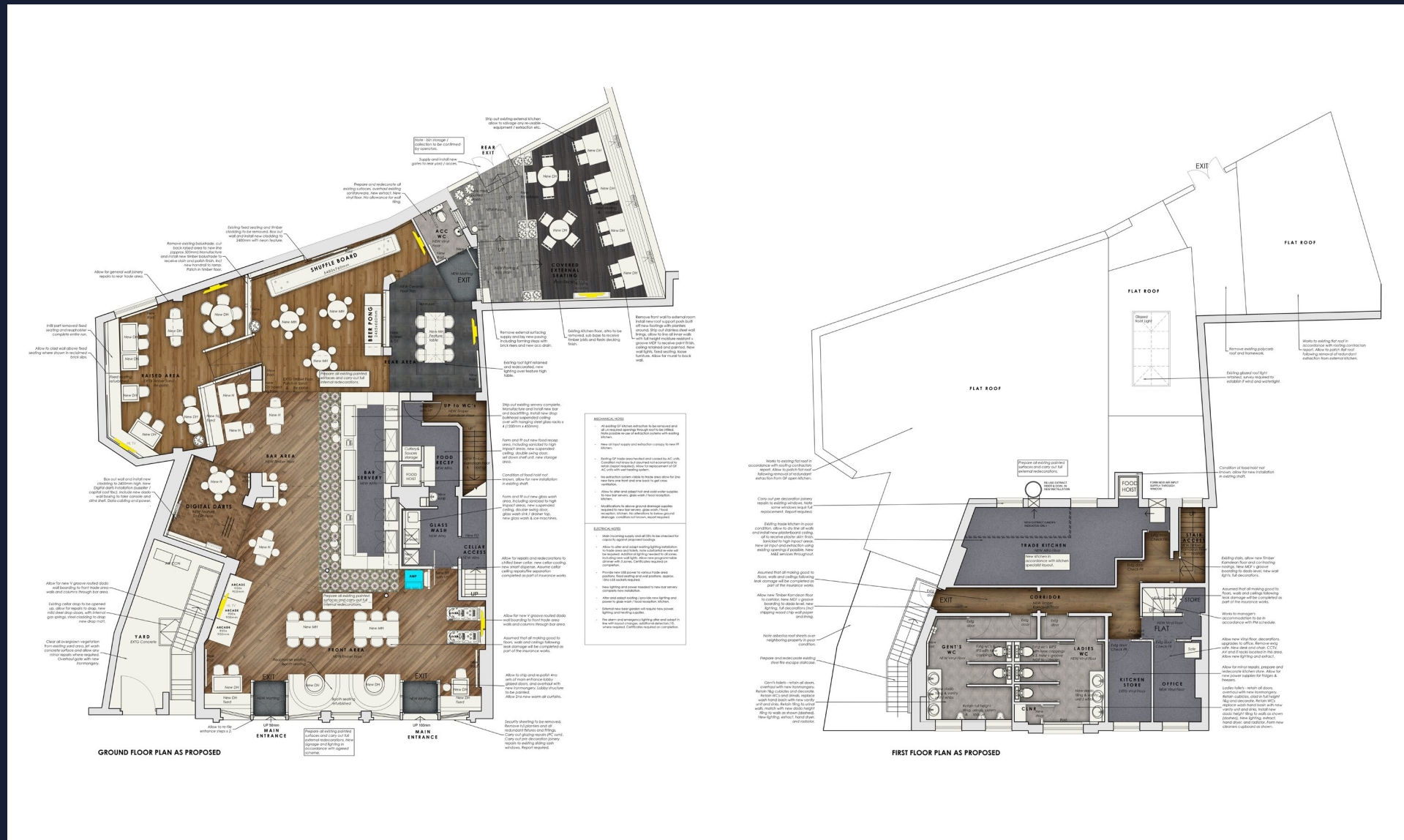
Internal Mood Board



External Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- Perform full internal decoration.
- Remove existing fixed seating, bar fittings, and redundant joinery items.
- Install new partitions, wall linings, and refurbish ceilings.
- Build a new bar servery with gate and flap, including backfitting.
- Install a suspended bulkhead ceiling with hanging glass racks.
- Implement new drinks shelving.
- Introduce new screens.
- Erect a new balustrade.
- Install two new Double Swing doors.
- Enhance retained timber flooring.
- Apply feature vinyl to dart area.



Floor Plans & Finishes

1 Kitchen

- Remove redundant equipment.
- Installation of new extraction system.
- Overhaul existing doors.
- Install new safety vinyl flooring.
- Perform full decoration on walls and ceiling.
- Apply Whiterock to walls.
- Allow for alterations to above-ground drainage.
- Allow for installation of wash hand basins and sinks.

Ladies & Gents Toilets

- New vanity units to Ladies and Gents toilets.
- New wall panelling to corridor and stairs.
- Partition across cleaner's cupboard.
- Overhaul doors and windows.
- New door to cleaner's cupboard.
- Painted decorations to WC's, corridor and stairs.
- Allowance for wall tiling.



External Refurbishment



Signage and external works

Main building:

- Conduct external redecoration of the main pub building, including previously painted surfaces, doors, windows, fascias, cladding, escape stairs, and entrance steps
- Perform a general clean and overhaul.
- Undertake general repairs to the covered area.
- Remove and replace gates.
- Facilitate the overhaul of entrance screens and doors.
- Clear weeds and remove redundant items.
- Install fencing.
- Install new signage.

Outbuilding:

- Make alterations to the existing outbuilding.
- Remove flooring/paving in the rear space.
- Prepare bases and lay new paving.
- Prepare bases and install a new resin floor.
- Make adjustments to stairs.



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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

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