



About the Opportunity



Why Invest?

Exciting Opportunity: The Royal Scot, Carlisle Pub Refurbishment!

We're investing in the The Royal Scot, a well-loved pub located in the heart of one of Carlisle's suburbs. With over 15,000 people living within a 20-minute walk, it's perfectly positioned to become a local favourite. The renovation will revitalise both the interior and exterior, including a refreshed garden area, creating a warm and welcoming environment. With quality food, drinks, and entertainment such as sports, quizzes, and seasonal events, The Royal Scot will be a vibrant hub for the local community.

Elevate Your Investment: Witness the Transformation

With minimal competition in the area, this is a fantastic opportunity for a community-minded licensee who values strong local ties. The Royal Scot will stand out as a large, inviting venue where residents can enjoy great food, live events, or simply unwind in the outdoor space. We're seeking someone who can lead the pub to success, making it the go-to spot for locals in the area.

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Target Customers

Local Visitors:

- Local residents looking for a relaxed and social atmosphere after work or during community events will find The Royal Scot an ideal spot. Whether it's catching up with friends over drinks, participating in a pub quiz, or enjoying seasonal events, the pub's inviting environment and regular entertainment will appeal to those seeking a laid-back experience close to home.

Families:

- Families from the surrounding estate will appreciate the pub's environment and outdoor space, making it ideal for casual meals or weekend visits. The family-friendly setting and traditional pub food will cater to all ages.

Sports Enthusiasts:

- With live sports on offer, this group will visit to watch their favourite matches while enjoying drinks and pub snacks. The pub will become a go-to spot for local sports fans looking for a lively atmosphere.

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The Offer

Drinks:

- The Royal Scot will offer a wide-ranging drinks menu, including lagers, ciders, spirits, wines, and cask ales. This variety caters to everyone, from regulars enjoying beers to visitors seeking a more premium experience, ensuring the pub appeals to the whole community.

Coffee:

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

Events:

- Live music, quiz nights, sports showings, darts, and pool, tailored to customer demand. These events will create a vibrant, community-focused atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board

Bar & Lounge



Internal Mood Board

The
Royal Scot



Vibrant Dining Space



Reupholster
Fixed Seating



Retain Timber Flooring



Colour Scheme



Upholstery



Dining Area Interior Style



Mix of Frame Styles

Dining Area

Lighting



Paint Some Existing Chairs



Train Memorabilia

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Complete internal redecorations, including ceilings and timber work.
- Incorporate feature wall finishes.
- Install a background music system.
- Upgrade lighting to a dimmer system.
- Add loose furniture where required, with new soft covers.
- Install new mirrors, bric-a-brac, and poster cases throughout.
- Provide new locations for TVs and additional electrical points.
- Overlay the existing bar top with a new feature counter.
- Upgrade and retain bar front with stripping and refinishing.
- New stainless-steel bench for a coffee station in the bar area.
- Backfitting of mirrors, tiling, and lighting in the bar.
- Box out walls for a feature darts wall, concealed lighting, and transformers.
- Install a new Roman blind in the bar.
- New flooring and tiling in selected areas.
- Adapt the area for contactless pool.



Floor Plans & Finishes

2 Ladies, Gents & Accessible Toilets:

Gents:

- Complete decorations to all painted surfaces.
- Retain and clean existing tiling and acid-clean quarry tile flooring.
- Install new sanitaryware, hooks, locks, and hand dryers.

Ladies:

- Full redecorations and touch-ups to all painted surfaces.
- Retain existing vinyl flooring.
- Install new mirrors, hooks, locks, hand dryers, and WC seats.

Accessible Toilets:

- Complete redecoration to all painted surfaces.
- Retain existing acid-clean quarry tiles.
- Install new sanitaryware, hand dryers, mirrors, and WC seats.



External Refurbishment



Signage and external works:

- Implement a new signage and lighting scheme.
- Refresh external decorations, matching existing dark stained cladding.
- General tidy-up and de-weeding of boundary lines and the car park area.
- Removal of shutters and repairs to windows.



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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? Get in touch.

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 www.starpubs.co.uk

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