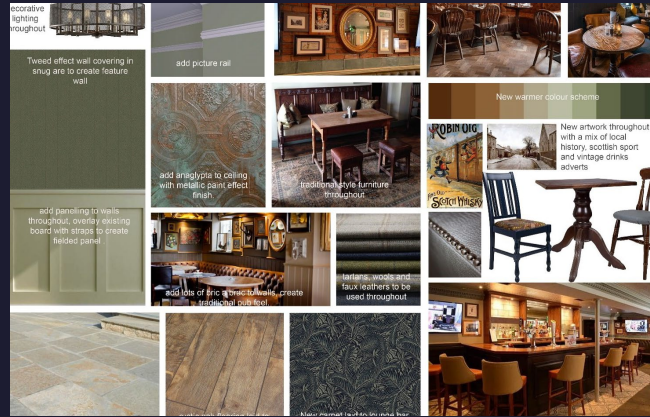




Waverley Hotel, Dundas Street, Bonnyrigg, EH19 3BB

About the Opportunity



Why Invest?

Exciting Opportunity: The Waverley Hotel Pub Refurbishment!

We're investing in transforming the Waverley Hotel in Bonnyrigg, Midlothian, just seven miles from Edinburgh. It's well-placed near the high street and Bonnyrigg Rose football ground, appealing to both locals and visitors. With new housing developments nearby, younger families are moving in, and over 13,000 people live within a short walk, offering a strong customer base. The pub also offers five letting rooms, providing an additional revenue stream and appealing to visitors looking for accommodation.

Elevate Your Investment: Witness the Transformation

The refurbishment will give the Waverley Hotel a modern yet welcoming feel, with updated décor and improved lighting. Outside, the refreshed look will boost its kerb appeal. With an extensive drinks selection, a menu of crowd favourites, and a spacious beer garden for over 50 covers, this pub has great potential to attract a diverse mix of customers. The addition of five letting rooms enhances its appeal, making it a versatile destination for both locals and out-of-town guests.

About the Opportunity



Target Customers

Local Visitors:

- Locals looking to unwind after work with friends over a pint or two. They'll appreciate the relaxed atmosphere and the range of drinks on offer, attracting a wider range of customers.

Families:

- As more young families move into the area, the Waverley Hotel offers a welcoming spot for casual meals, where parents can relax while kids enjoy a friendly environment.

Sports Fans:

- With live sports shown regularly, this pub will appeal to fans who may want to meet for a drink during match days - due to the proximity of the pub to the local football ground.

Visitors and Tourists:

- With letting rooms available and a prime location near local attractions, the pub can serve as a convenient base for visitors seeking a pleasant stay in Edinburgh.

About the Opportunity



The Offer

Drinks:

- The Waverley Hotel 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 a broad audience.

Food:

- A classic pub menu will be in place, designed to suit a variety of tastes. It will complement the drinks offer, ensuring steady footfall throughout the day.

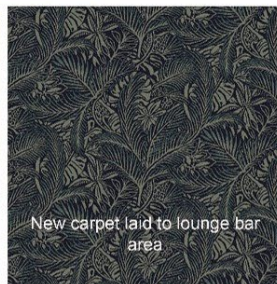
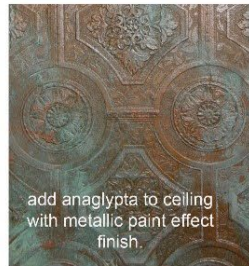
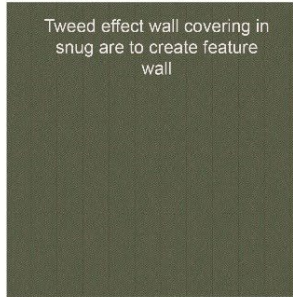
Coffee:

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

Events:

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

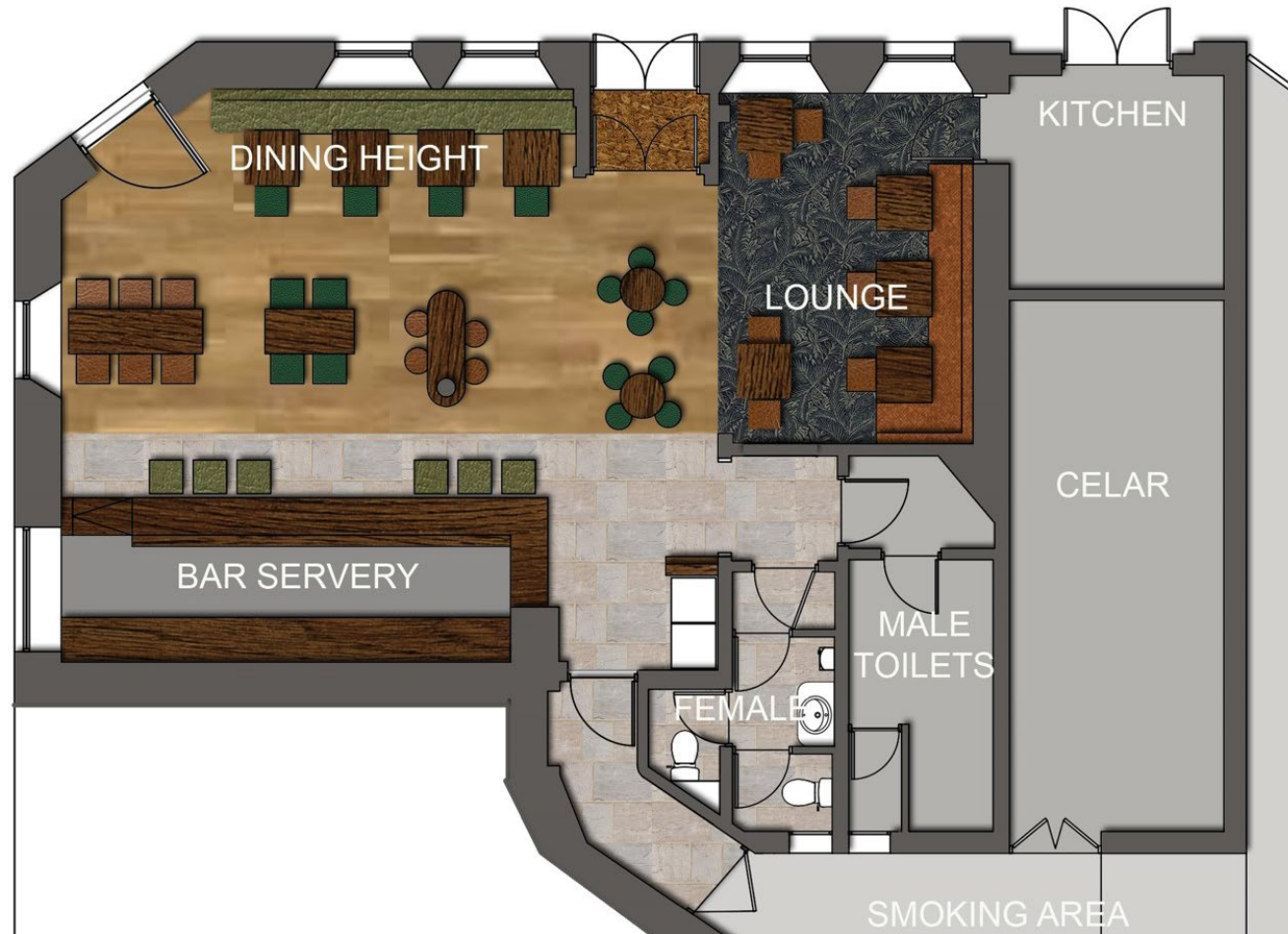
Internal Mood Board



New artwork throughout with a mix of local history, scottish sport and vintage drinks adverts



Rendered Floor Plan



Floor Plans and Finishes

1 Ground Floor and Trading Area:

- Full decoration throughout.
- New bar to be installed to provide improved back gantry and increase usable trade area.
- New decorative lighting throughout.
- Remove stage and make good all affected surfaces.
- Add wall panelling to dado throughout.
- Alter and extend existing section of seating.
- Re-cover existing seating.
- New floor finishes with a mix of tile, timber and carpet.
- Add new clear glazing to all trading area windows.
- New loose furniture to be provided throughout.
- New bric-a-brac provided throughout.

2 Kitchen:

- Upgraded layout.
- New ceiling and fully enclosed ceiling lights.
- Redecoration throughout.



Floor Plans and Finishes

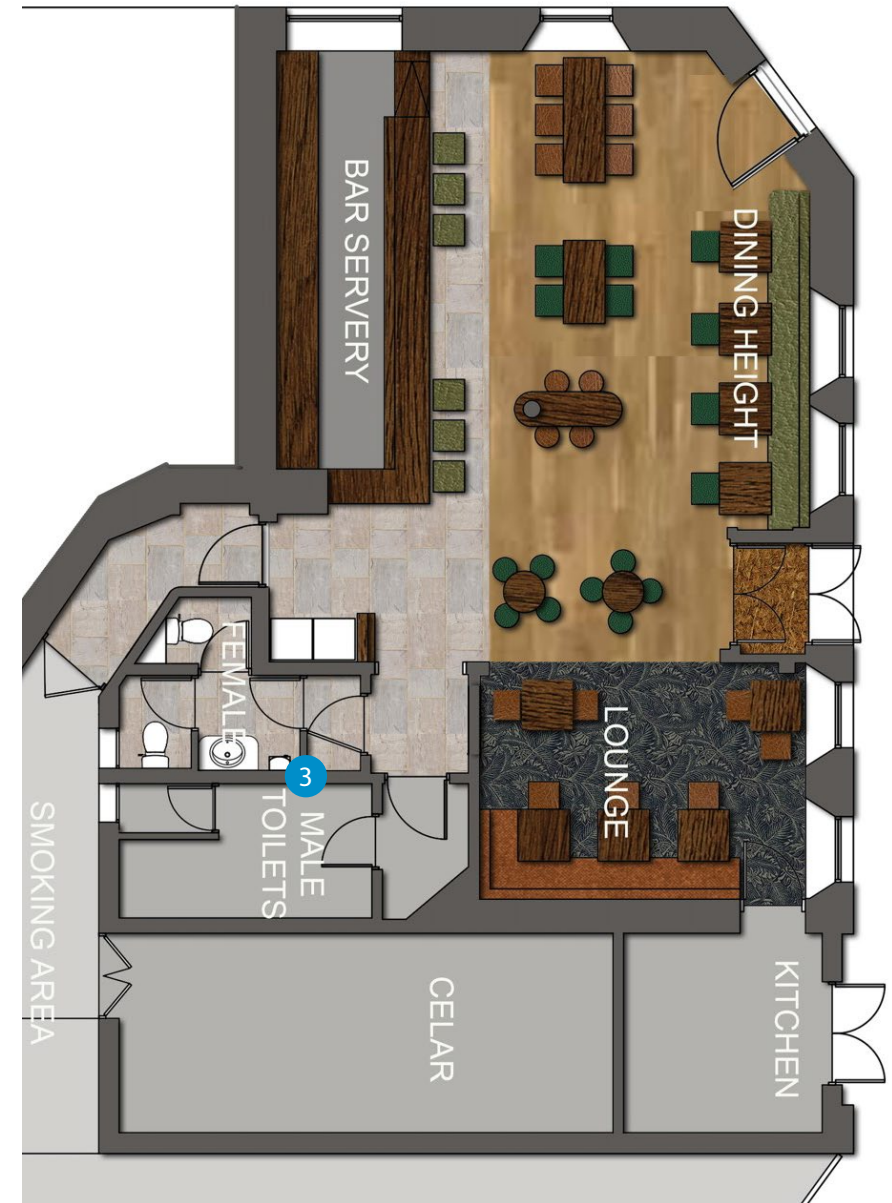
3 Ladies and Gents Toilets:

Ladies:

- Full redecoration.
- Strip out all existing fittings.
- Addition new sanitaryware.
- New vanity with single basin and hand dryer.
- Installation dado height wall tiling.
- Addition of altro wood safety flooring

Gents:

- Retain and refurbish existing sanitaryware ware and existing tiling Decoration to woodwork and ceilings.
- Deep clean throughout.



External Refurbishment



Signage and external works:

- Full external decoration.
- New signage scheme including lighting.
- Cut grass in rear beer garden, add 6 benches.
- Clear weeds to front beer garden.
- Paint existing fences.



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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.

☎ 08085 94 95 96

🖱 www.starpubs.co.uk

● **Waverley Hotel, Dundas Street, Bonnyrigg, EH19 3BB** ●