



● Neidpath Inn, 27-29 Old Town, Peebles, EH45 8JF ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Neidpath Inn Pub Refurbishment!

We're investing in a full refurbishment of the Neidpath Inn, in the charming market town of Peebles, situated just five minutes from the high street. With its cosy new interiors, modernised bar and dining area, and a refreshed exterior, this pub will have strong appeal to both locals and visitors alike. Peebles attracts a mix of mature residents, young families, and tourists, thanks to its easy access to Edinburgh, proximity to holiday parks and cycling events at Glentress Centre

Elevate Your Investment: Witness the Transformation

We're looking for a licensee with hospitality experience, ideally someone familiar with the Borders. The pub offers great potential with its quality drinks selection, a menu of crowd-pleasers, and 86 covers, including a welcoming beer garden and 5 en-suite letting rooms. This is a fantastic opportunity to manage a premium local with a strong community and visitor appeal.

About the Opportunity



Target Customers

Local Residents:

- Families from Peebles and nearby areas, drawn by the pub's welcoming atmosphere and menu of crowd-pleasers. It's an ideal spot for casual family meals and gatherings.

Tourists and Visitors:

- Visitors exploring Peebles, especially those staying at nearby holiday parks or attending events at Glentress Centre. They'll enjoy the pub's cosy setting, quality food, and convenient location near the high street.

Sports Enthusiasts:

- Locals and visitors who enjoy watching live sports in a lively environment. The pub's regular sports programming and extensive drink selection make it a top choice for game days.

Community Groups and Regulars:

- Groups of friends looking for a relaxed night out during the week or weekends. With its refreshed interiors and regular entertainment, the pub provides a great setting for socialising over drinks and local music acts.

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The Offer

Drinks:

- Full range of beers and ciders, low and no alcohol options such as Heineken 0.0, alongside quality wine, spirits and soft drinks.

Food:

- A menu of great pub crowd pleasers to satisfy every palate.

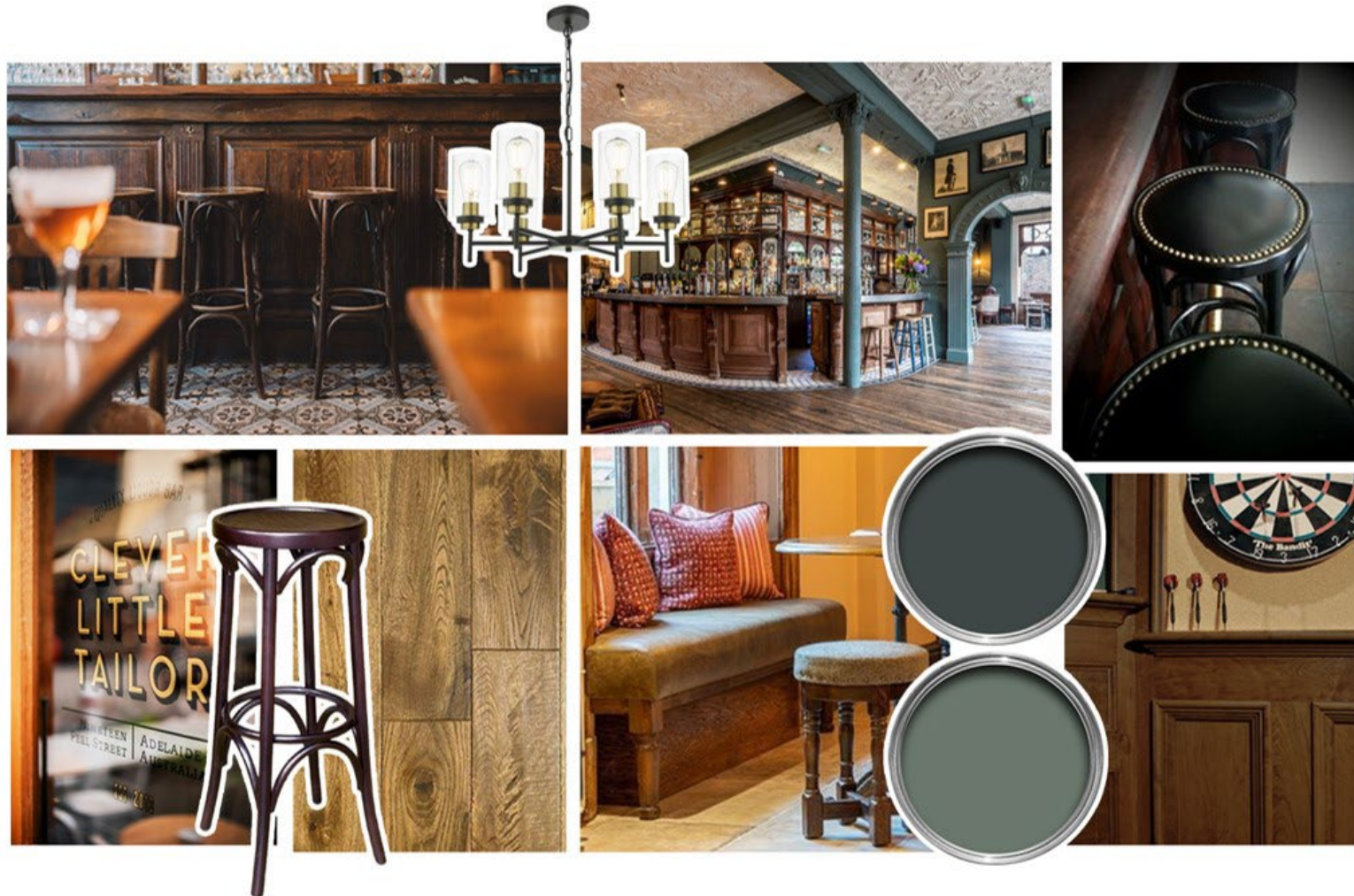
Coffee:

- A great coffee offering can be put in place, ensuring a satisfying brew every time.

Events:

- Offer a lively rhythm of the week every week with local live entertainment and a full sports package.

Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 Bar Area:

- Full redecoration throughout.
- Replace low boxing under the windows with fixed bench seating.
- Retain and refinish the existing fireplace.
- Keep the darts area, adding a new feature surround.
- Retain the back fitting, with minor refurbishment to the upper section to incorporate more traditional shelving.
- Install new bottle coolers in the existing positions.

2 Snug & Dining Area:

- Full redecoration throughout.
- Install a new upper back fitting on the rear bar, featuring stepped display shelving, mirrors, and wine display shelving.
- Add mid-height fixed seating with full upholstery and feature wallpaper behind.
- Create new booth seating at dining height with a fixed screen on the kitchen side.
- Install dining height fixed seating with fully upholstered seats and backs.
- Add low-level panelling to the dining area with feature wallpaper above.



Floor Plans & Finishes

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Ladies & Gents Toilets:

Ladies:

- Install new decorative safety vinyl flooring.
- Add half-height tiling with feature wallpaper above.
- Install new lighting and extraction system on a PIR sensor.
- Fit a new narrow vanity unit with three small sinks and mixer taps.
- Install new hand dryers, toilet roll holders, and mirrors.

Gents:

- Install new decorative safety flooring in the cubicle and under the urinals.
- Conduct a general deep clean.
- Fully redecorate all walls and woodwork.
- Install a new hand wash sink in a single vanity unit.
- Add new lighting and extraction system on a PIR sensor.



External Refurbishment



Signage and external works:

- Install new signage in the same positions as the current scheme.
- Remove all frosting from the existing front windows, possibly replacing it with traditional-style gold amenity wording.
- Redecorate the exterior areas that were previously painted, in line with the new signage scheme.

Beer Garden:

- Tidy and replant the existing flower bed.
- Jet wash and re-stain the existing decking.
- Install new external lighting up to fence height.
- Add a new planter to the raised area.



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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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