



● The George, Great George Street, Leeds, LS1 3BB ●

# About the Opportunity



## Why Invest?

### Exciting Opportunity: The George Hotel Pub Refurbishment!

We're investing in a complete refurbishment of a pub in Leeds city centre, situated just a short walk from Leeds General Infirmary, the Law Courts, and student accommodation. This spot is perfectly placed to attract professionals and students alike, whether it's for after-work drinks, a quick meal, or weekend entertainment. We're transforming the upstairs into a classic, premium pub setting, while the downstairs will have a lively, speakeasy feel, ideal for hosting live events and private functions.

### Elevate Your Investment: Witness the Transformation

With our investment covering a full interior and exterior revamp, including a cosy outdoor terrace, this pub is set to stand out from the competition. We're looking for an experienced licensee who understands city-centre venues and can bring something special to this project. The potential here is strong, with the pub expected to generate substantial weekly revenue, making it a great opportunity for a savvy Licensee.

# About the Opportunity



## Target Customers

### Students:

- With student accommodation nearby, the pub offers a welcoming space for students to socialise, enjoy live events, and take advantage of affordable yet quality drink options.

### Hospital & Court Staff:

- The proximity to Leeds General Infirmary and the Law Courts makes the pub a convenient place for staff to grab a coffee, enjoy lunch, or meet for after-work drinks.

### Weekend Socialisers:

- The pub's downstairs area, with its speakeasy vibe and live entertainment, will attract groups looking for a lively atmosphere to kickstart their weekend nights out.

# About the Opportunity



## The Offer

### Food:

- A simple, well-executed menu offering quick service, with a focus on one standout food concept that delivers quality and consistency.

### Drinks:

- An impressive selection of premium draught and craft lagers, cask ales, low & no alcohol options, alongside a superb range of premium spirits, cocktails, and soft drinks.

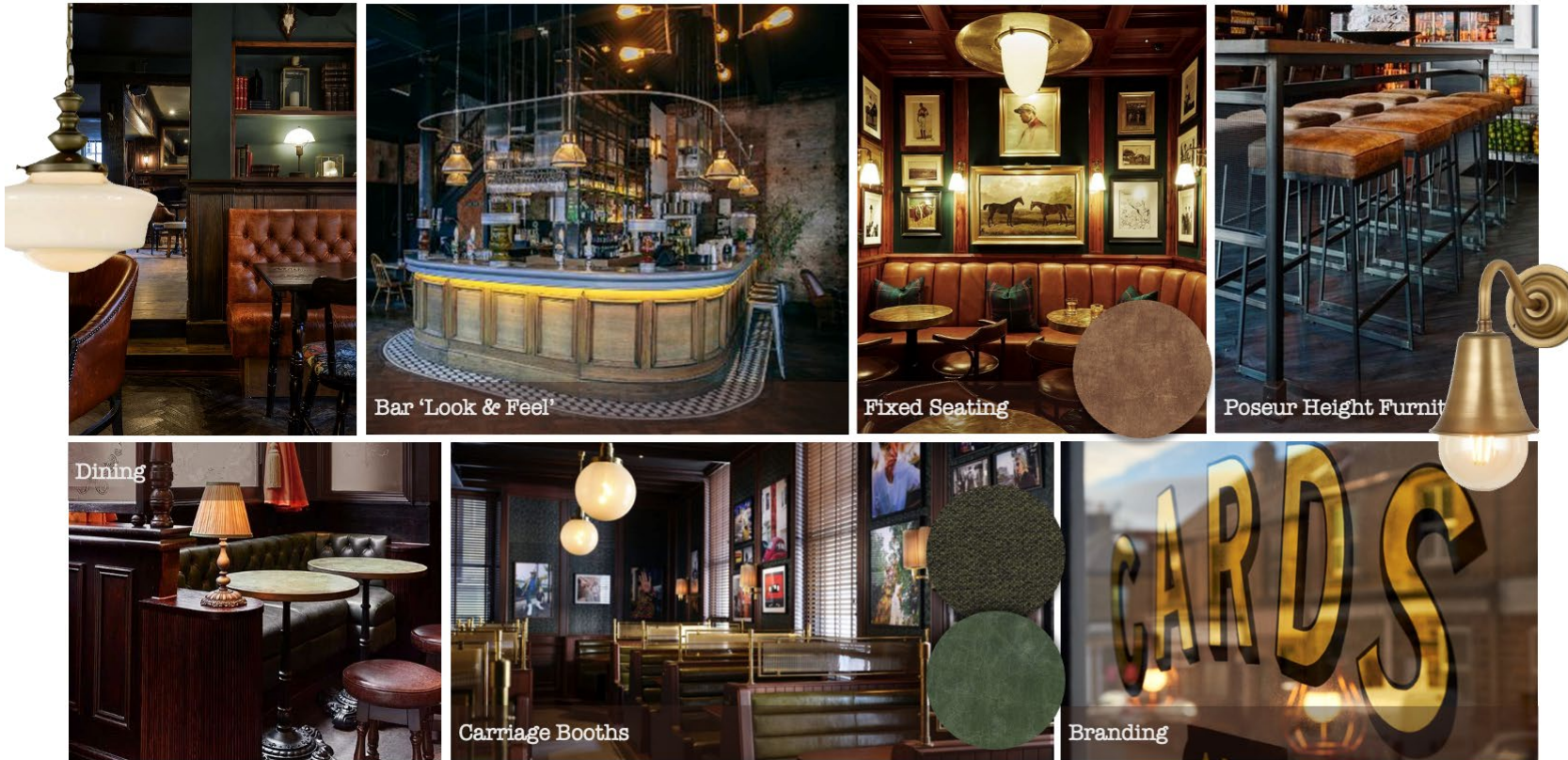
### Coffee:

- A quality coffee offering, perfect for daytime visitors, with the potential to attract regulars, especially with a well-targeted loyalty scheme for local staff.

### Events:

- Evening and weekend entertainment downstairs, featuring live performances and events, will be the main draw, while the upstairs provides a more premium experience throughout the day and night.

# Internal Mood Board



Bar 'Look & Feel'

Fixed Seating

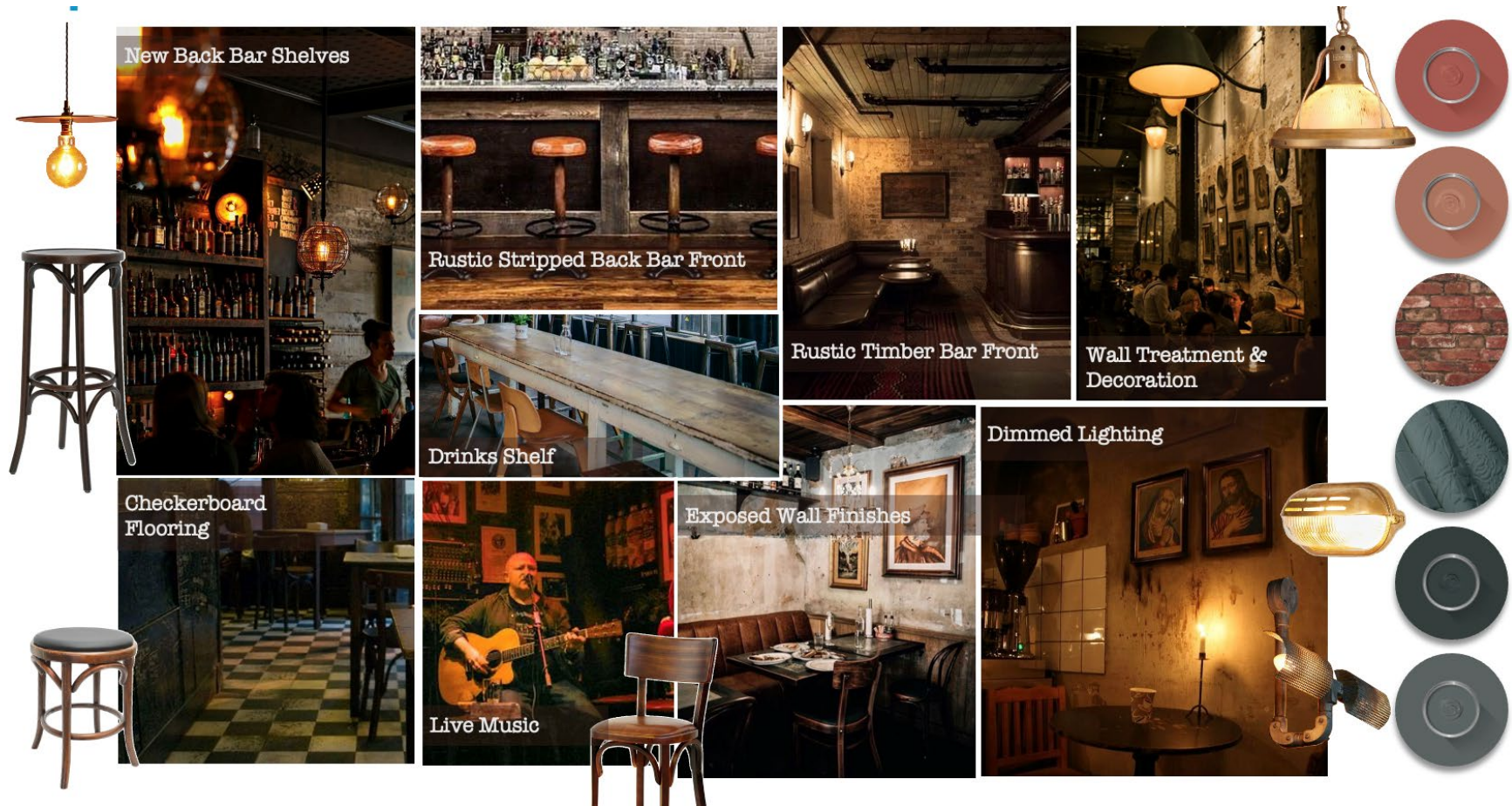
Poseur Height Furnit

Dining

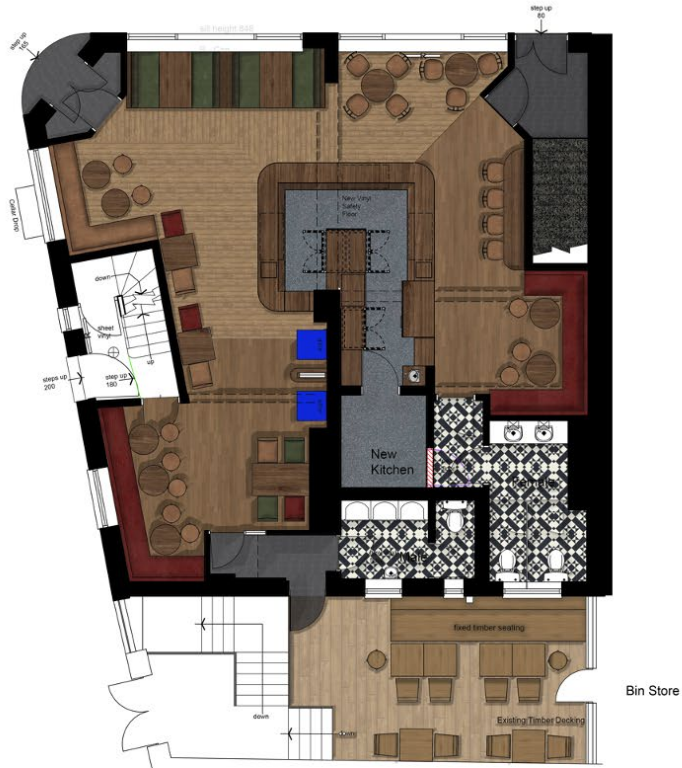
Carriage Booths

Branding

# Internal Mood Board



# Rendered Floor Plan



Ground Floor plan



Basement Floor plan

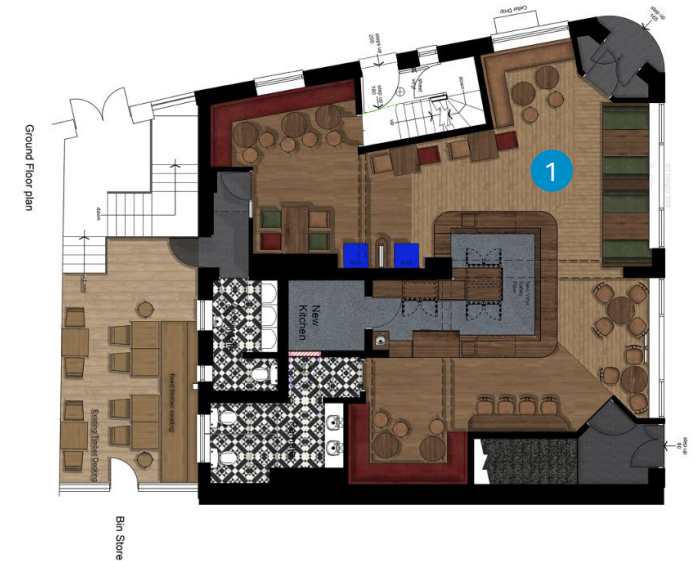
- ⊕ Ceiling mounted lighting
- ⊖ Ceiling mounted fluorescent light
- ⊞ Wall light
- ⊙ Recessed ceiling mounted light fitting
- ⬆ Fixed lamp on ceiling track
- Radiator



# Floor Plans & Finishes

## 1 Bar Area

- Install new booth seating in the raised area.
- Cap off and relocate the existing cast iron radiator.
- Create a new loose furniture layout using both refurbished existing items and new pieces.
- Remove a section of fixed seating and replace it with loose furniture.
- Install new vinyl flooring in specified areas to match the existing flooring.
- Sand and re-stain the existing timber flooring.
- Update lighting fixtures in existing locations; new positions and points will be capped as per the layout.
- Apply paint decoration throughout.
- Re-upholster existing fixed seating.
- Installation of 1 new TV.
- Install 2 new AWP screens.





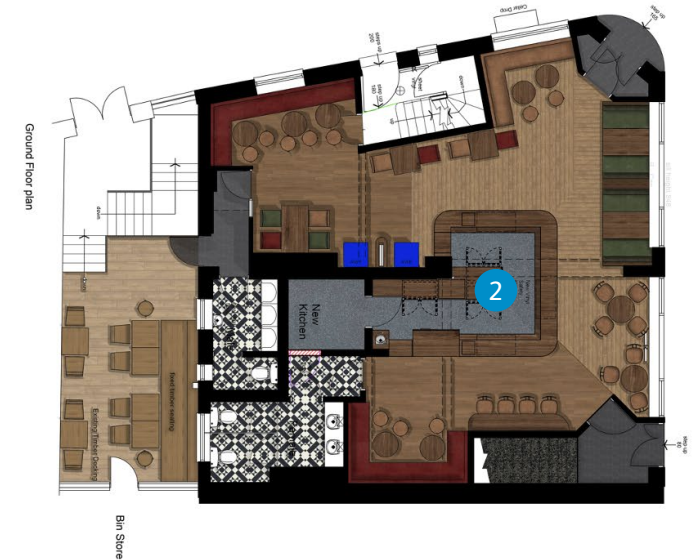
# Floor Plans & Finishes

## 2 Bar Servery

- Relocate and form new glass wash area.
- New countertop and undercounter.
- Complete restorations to undercounter and back bar.
- Addition of new privacy screen to bar by glass wash.
- New shelving added to existing front counter.
- Installation of new overbars with timber shelf.
- Addition of 1 new ice well.
- Removal of existing foot rails.

## 3 Kitchen

- Formation of new prep kitchen.
- New vinyl flooring and coving.
- Installation of new ceiling lighting.



# Floor Plans & Finishes

## 4 Ladies & Gents Toilets

### Ladies:

- Brand new toilets, sinks, taps and vanity top.
- Retain tiling and allow for new decorations.
- Installation of new vinyl flooring.
- New lighting positions.
- New lobby door, all other doors repainted.

### Gents:

- Brand new toilets
- Retain tiling and allow for new decorations.
- New door added to male cubicle.
- Addition of new sanitary ware.
- Installation of new vinyl flooring
- New lighting positions.
- Strip and repaint all doors



# External Refurbishment



## Signage and external works

- External signage and décor refresh.
- Jet wash existing decking.
- Retain existing fixed seating.
- New removable seat pads and scatter cushions.
- New loose furniture.
- Form new green wall to shield staircase.
- Clean and decorate existing staircase down to basement.
- Remove awnings and replace with umbrellas.
- Installation of new heaters.



**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 George, Great George Street, Leeds, LS1 3BB ●