



The Spa, 45 Victoria Road, Scarborough, YO11 1SH



# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Spa Pub Refurbishment!

We're investing in a complete refurbishment of The Spa pub in Scarborough, with brand-new finishes both inside and out. Situated in a vibrant part of town, it's perfectly placed to attract both locals and tourists. With a focus on sports, entertainment, and a welcoming community feel, this pub is set to become a local favourite.

### Elevate Your Investment: Witness the Transformation

We're seeking an experienced licensee who understands the area and can make the most of this refreshed venue. With strong footfall and a straightforward drinks menu, this is a fantastic opportunity to manage a pub that will stand out from the competition.

# About the Opportunity



## Target Customers

### Local Residents:

- Young adults living within walking distance, drawn by the pub's lively atmosphere, sports offerings, and entertainment. They'll appreciate the fresh new look and relaxed setting to socialise with friends.

### Tourists and Visitors:

- Visitors exploring Scarborough, they'll be attracted by the pub's convenient location and welcoming vibe, offering a comfortable spot to unwind after a day of sightseeing.

### Sports Enthusiasts:

- Locals and visitors who are keen on watching live sports in a friendly environment. The pub's focus on sports entertainment makes it an ideal spot for catching a game with a good pint in hand.

### Community Groups and Regulars:

- Residents looking for a cosy, familiar place to gather regularly. With its community feel and new finishes, the pub will become a go-to spot for relaxed meetups and casual outings.

# About the Opportunity

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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.

### 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 live entertainment and a full sports package.



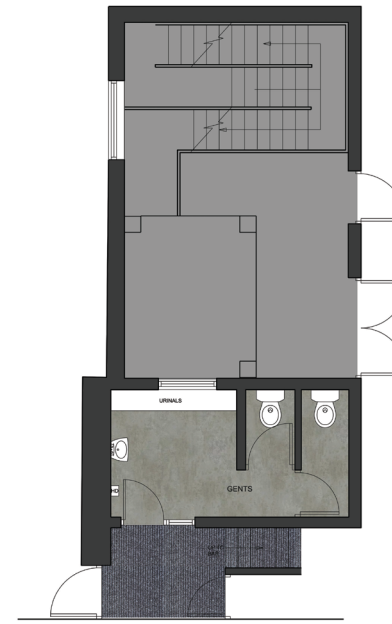
# Internal Mood Board



# Rendered Floor Plan



GROUND FLOOR



BASEMENT



# Floor Plans & Finishes

## 1 General Trade Area:

- Full internal redecoration, including feature wallpapers and dado-height tongue-and-groove panelling.
- Cut back existing stage to rear area and add balustrading; removal of stage from Games Room.
- 50% new lighting fittings to existing and some new positions.
- New loose and fixed furniture, reupholster existing loose and fixed; cut back existing fixed seating to Games Room; new roman blinds, and additional bric-a-brac.
- New flooring, including new tiles and vinyl. Existing timber to be stripped, stained, and polished.
- New sockets to new TV and AWP positions.
- Service CCTV and intruder alarm.
- New darts surround with board, halo light, scorers, etc.
- Adapt pipes to allow for a smaller radiator in the Games Room.
- New screens and drink shelves within the scheme.



# Floor Plans & Finishes

## 2 Bar Servery:

- Retain glass wash and sinks.
- Freshen backfitting.
- New tiling behind coffee station.
- Glitter sections to be removed and replaced with chalkboards.
- Retain lighting and re-lamp coloured spotlights and downlights.
- Retain till position, remove/cut down shroud.
- Retain 2 double coolers and add 1 single cooler.
- Decorate bar frontage.





# Floor Plans & Finishes

## 3 Ladies & Gents Toilets:

### Ladies:

- Full decorations with feature wallpaper to back of cubicles.
- New timber-effect vinyl flooring.
- Replace vanity unit top; reuse sinks and taps.
- Retain existing lighting.

### Gents:

- Complete decorations.
- New vinyl flooring.



# External Refurbishment



## Signage and external works

- Full ground floor external refurbishment.
- New external signage scheme.





**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.

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 [www.starpubs.co.uk](http://www.starpubs.co.uk)

● The Spa, 45 Victoria Road, Scarborough, YO11 1SH ●