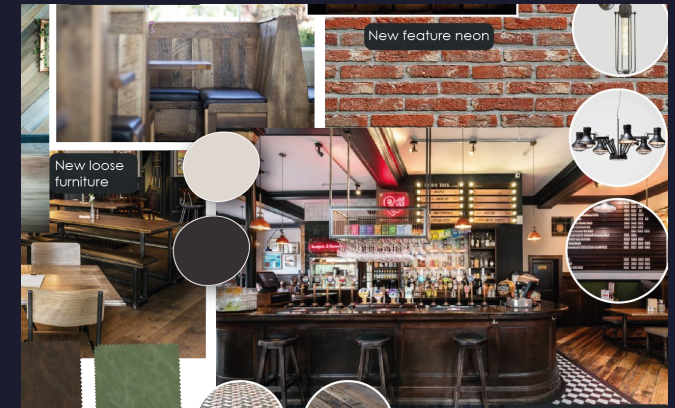
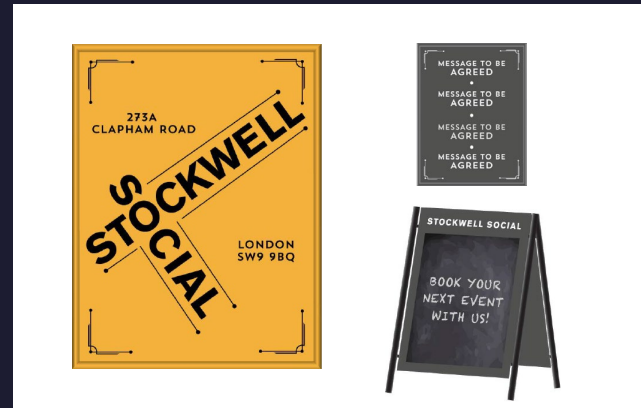
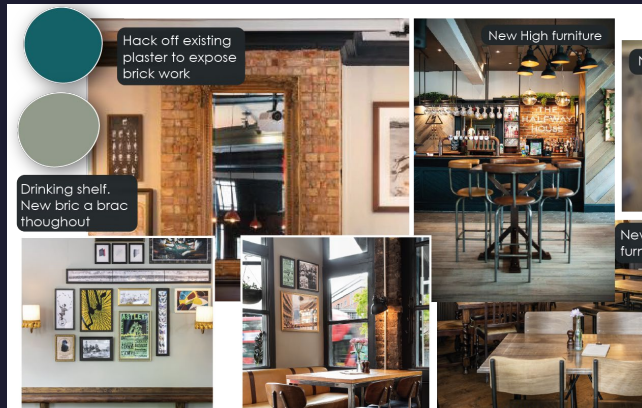




About the Opportunity



Why Invest?

Exciting Opportunity: Stockwell Social Pub Refurbishment!

Located in the heart of Stockwell, Central London, and right next to Stockwell Tube Station, the newly named "Stockwell Social" is set to become the go-to in the area. The full refurbishment will transform both the interior and exterior, including a new all-year-round covered external area. Its craft-focused, urban aesthetic and large, vibrant outdoor space will create an exciting and unique social hub, catering perfectly to Stockwell's lively and modern demographic.

Elevate Your Investment: Witness the Transformation

The pub's standout craft beer offering, featuring a strong Brixton Brewery selection, alongside a street food-inspired menu and regular live entertainment, will make it a destination for casual drinks, dining, and events. An experienced operator with an understanding of London's fast-paced market and a passion for connecting with a younger audience will thrive in this exciting venue, which has the potential to become Stockwell's flagship social space.

About the Opportunity



Target Customers

Young Professionals:

- Residents and commuters in their 20s and 30s seeking a stylish yet laid-back venue for after-work drinks, casual dining, or weekend hangouts. The craft beer selection and street food vibe will resonate with this modern audience.

After-work Socialisers:

- Groups of friends looking for a central, lively space to meet up and relax. The pub's large outdoor area and "inside/outside" trading space will make it an ideal choice for both sunny days and cosy evenings.

Craft Beer Seekers:

- Locals and visitors keen to explore a diverse craft beer offering, including a strong focus on Brixton Brewery due to its proximity. The urban, unique atmosphere will appeal to those who value an authentic London pub experience.

Event Enthusiasts:

- Those looking to enjoy live music, sports, or entertainment in a vibrant setting. The mix of entertainment and a creative food and drink offer will draw a wide range of regular visitors.

About the Opportunity



The Offer

Drinks:

- The pub will offer an extensive selection of drinks, including lagers, ciders, spirits, wines, and cocktails, alongside a variety of soft drinks and low- and no-alcohol options. Leveraging its proximity to Brixton Brewery, the pub will showcase high volumes of Brixton products and a curated range of craft beers to appeal to beer enthusiasts.

Food:

- The menu will focus on an innovative street food offering, moving away from traditional pub classics. This vibrant and modern food concept will attract customers seeking something unique and exciting.

Coffee:

- A straightforward coffee offering will be available to cater to non-drinkers and daytime visitors, ensuring the pub appeals to a wider audience during the day.

Events:

- The pub will offer live sports, music and entertainment. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



Hack off existing plaster to expose brick work

Drinking shelf.
New bric a brac throughout



New sharing tables



New High furniture



New booth seating

New loose furniture

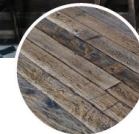


New faux leathers & Floor finishes



New feature neon

Industrial light fittings



Beer list display.
New traditional bar front

Internal Mood Board



New half height tiled walls
& new lighting

New vinyl flooring

New stained vanity
& distressed framed mirrors

External Mood Board

Brixton Brewery Wall
Mural- indicative only



Wall Heaters



New TV's



Timber Screens & Openable Doors

Rendered Floor Plan



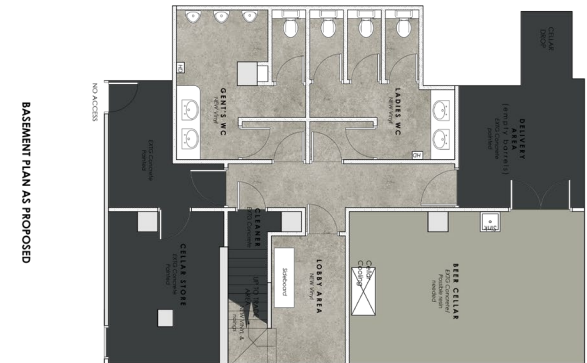
Floor Plans & Finishes

1 General Trade Areas:

- Strip out existing fittings, including flooring, seating, and bar elements.
- Repair and redecorate walls, doors, floors, and ceilings, including exposing brickwork as feature walls.
- Construct a new bar servery with upper and lower backfitting.
- Install new flooring, panelling, shelving, and light fixtures.
- Add new screens, beer displays, and reclaimed timber flooring.
- Retain and repair existing timber-effect vinyl flooring in the social drinking area.
- Overhaul and decorate existing doors.
- Complete full internal decoration, including feature brick slips in the bar drinking area.

2 Kitchen:

- Block the existing food pass.
- Install fire doors to the kitchen and store.
- Add a new safety vinyl floor.
- Acid clean existing tiled floor in storage and walk-in fridge.
- Fully decorate walls and ceilings.



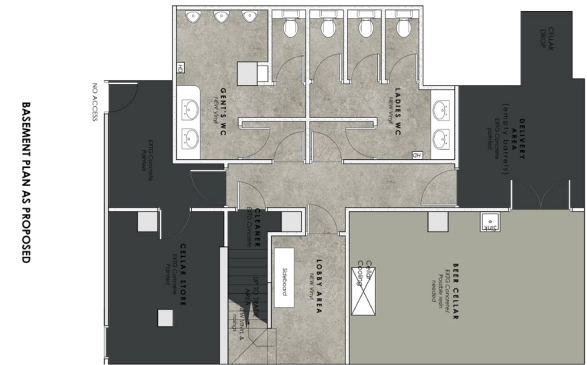
Floor Plans & Finishes

6 Private Accommodation:

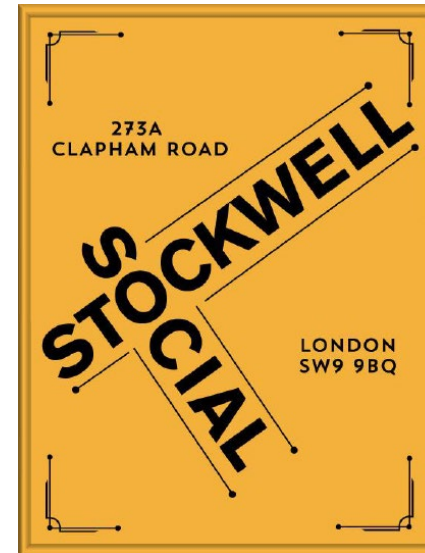
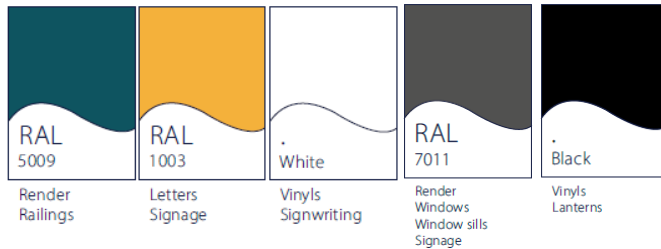
- Fully decorate throughout.
- Overhaul the existing kitchen, units and bathroom.
- Refurbish existing doors and windows.
- General clearance.
- Install a new door to the kitchen.

7 General Services:

- Allow for a new boiler and heating system.
- Strip out redundant cables.
- Allow for new H&C supplies for the toilet block and kitchen. Allowance for FS&PPI works.
- Allowance for compliance works.
- Ensure the property complies with fire safety.
- Update managers' accommodation to the acceptable standard within S2L requirements.



External Refurbishment



Signage and external works:

- Re-stain existing benches and planters.
- Install a new external signage scheme.
- Re-lamp existing festoon lights.
- Perform localised repairs to existing decking.
- Install a new low rendered wall with handrail to the main entrance.
- Add new tiles and ironmongery to the existing door.
- Repairs to windows and doors.
- External render repairs to all elevations.
- Enclose external covered area to the right-hand side of the property (viewed from the road) enclose using patio doors and solid panels, internally to have electric patio heaters installed.
- Clean and repair RWGs (rainwater goods). Fascia and joinery repairs across all elevations.
- Redecorate the main pub building, including previously painted surfaces and scaffolding.



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