



The Gillygate, 48 Gillygate, York, YO31 7EQ

About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Gilly Gate Refurbishment Underway!

Situated along bustling Gillygate, a main pedestrian route leading to York city centre, this pub presents an exciting investment prospect. Its prime location, adjacent to key landmarks such as the historic city walls and the renowned York Minster, guarantees a steady flow of passersby. With over 6,000 residents within a 10-minute stroll and nearly 29,000 within a 20-minute radius, the demographic skews towards high affluence and a youthful profile, ensuring a vibrant and diverse customer base.

Elevate Your Investment: Witness the Transformation

Among 7 nearby competitors, such as Exhibition and Hole in the Wall, this pub is set for distinction. Post-refurbishment, it will attract locals, young professionals, and tourists with its refreshed atmosphere and enticing offerings. Expect a revitalised interior with a main drinking lounge, snug areas, and a modern kitchen, all enhancing the dining experience. With premium lagers, craft brews, curated wines, and a quirky food menu, this pub promises to captivate discerning palates.

About the Opportunity



Target Customers

When refurbished, The Gillygate will appeal to:

Local Residents around Gillygate:

- Residents living nearby will find this pub a convenient and welcoming spot for socialising, offering a familiar and comfortable atmosphere to unwind after work or during weekends.

Young Professionals:

- Appealing to the dynamic demographic of young professionals, this pub provides a trendy yet relaxed setting for networking, unwinding, and enjoying quality drinks and food with friends or colleagues.

Tourists visiting York:

- Situated near major landmarks and attractions, tourists visiting York will be drawn to this pub as a charming stopover, offering a taste of local culture, cuisine, and a cosy retreat from exploring the city.

Typical Social Sports Fans:

- With live sports screenings and a lively atmosphere, this pub becomes a hub for sports fans, providing an exciting venue to catch games while enjoying a range of beverages and food offerings.

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The Offer

When refurbished, The Gillygate will offer:

Drinks:

- Patrons can indulge in an extensive array of beverages, from premium lagers, craft beers, and ales to a wide selection of soft drinks, wines, and spirits, ensuring there's something for every taste.

Food:

- Indulge in a unique, single-focus food menu, offering a distinctive and delightful dining experience.

Coffee:

- Start your day or unwind with our quality coffee selection, providing the perfect pick-me-up or a moment of relaxation in the cosy atmosphere of the pub.

Events:

- Guests can experience a lively weekly schedule featuring live entertainment and a full sports package, ensuring there's always something to enhance your pub visit.

Internal Mood Board

NEW FEATURE LIGHT FIXTURES

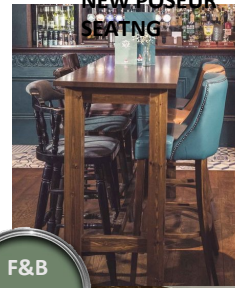


NEW PANELLING

FABRIC UPHOLSTERY



NEW POSEUR SEATING



ENHANCE BACK BAR



NEW OVER BAR LIGHTING

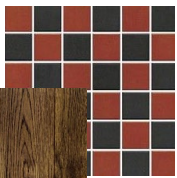


F&B INCHYRA BLUE BAR

WALL LIGHT



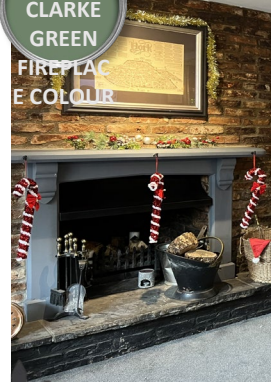
CLEAN EXISTING TILED FLOORING



REFURBISH EXISTING FIXED



F&B CLARKE GREEN FIREPLACE COLOUR



REPAINT BAR FRONT

LEATHER UPHOLSTERY

NEW BAR STOOLS



LEATHER UPHOLSTERY



REFURBISH EXISTING CHAIRS



NEW DINING CHAIRS



NEW TIMBER HERRINGBONE FLOOR



NEW BRIC AND BRAC

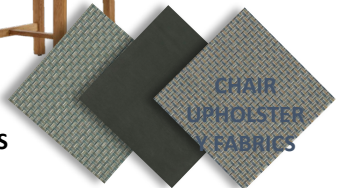
F&B WINE DARK WALL COLOUR

QUALITY SIGN WRITING



ENHANCE FIREPLACE

CHAIR UPHOLSTERY FABRICS



Internal Mood Board

NEW LIGHTING FITTINGS
NEW WALL LIGHTS

REPOLISH TIMBER FLOOR

NEW WALL LIGHTS

STONE FLAGS

EXISTING PATCHES

ENTRANCE MATTINGS

SNUG 1
TIMBER FLOOR

FEATURE ARTWORK

CLEAN EXISTING NEW BRICK AND

FABRIC UPHOLSTERY

REFURBISH EXISTING SEATING

F&B WINE DARK WALL COLOUR

RECLAIMED CLADDING TO BEAMS

F&B OFF WHITE CEILING COLOUR

NEW ROMAN BLINDS

FEATURE FIREPLACE

SNUG 2
CERAMIC TILES

QUALITY SIGN WRITING

F&B GREEN SMOKE

LOGS STACKED

EXISTING TILED FLOOR

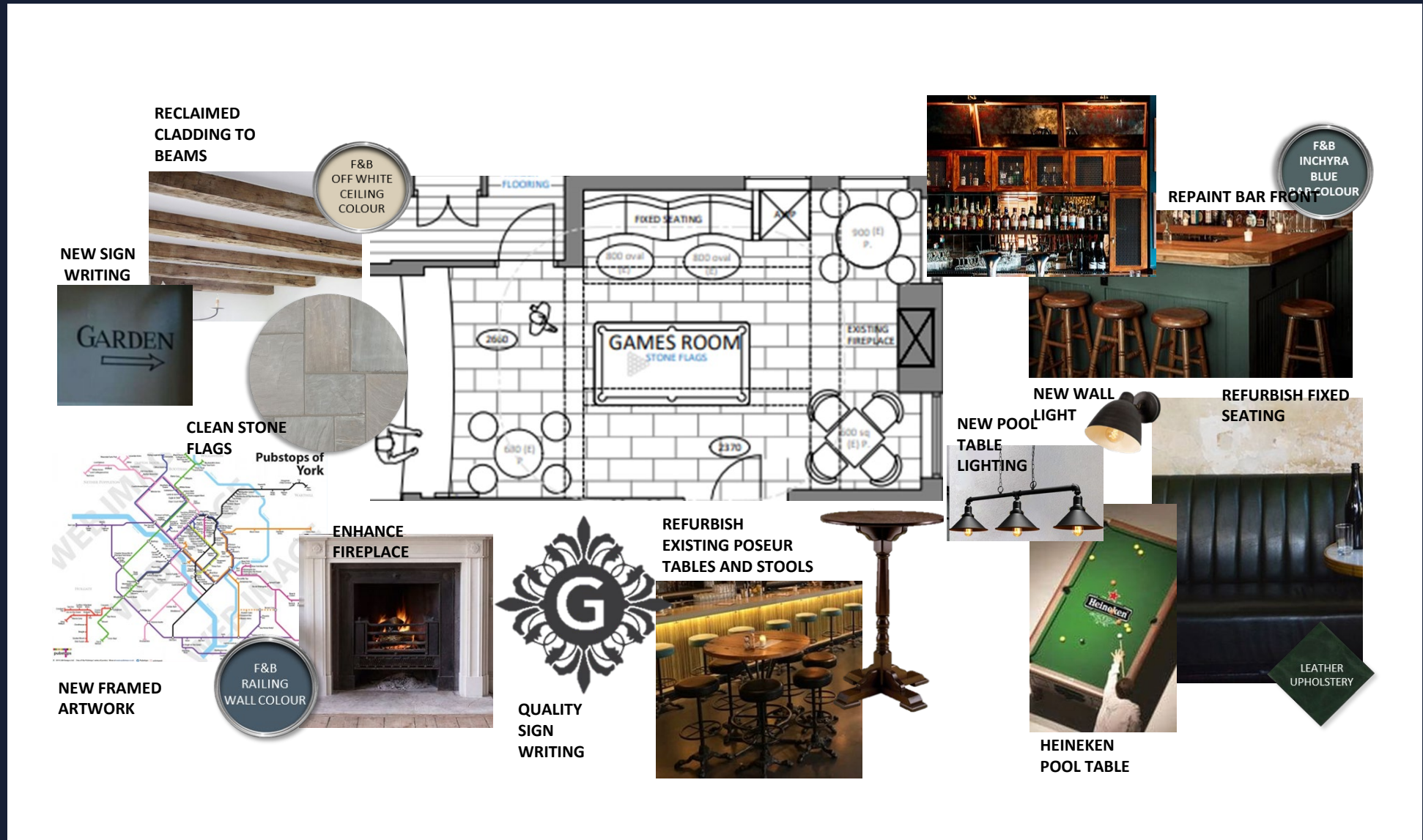
F&B PITCH BLACK SKIRTING COLOUR

LEATHER UPHOLSTERY

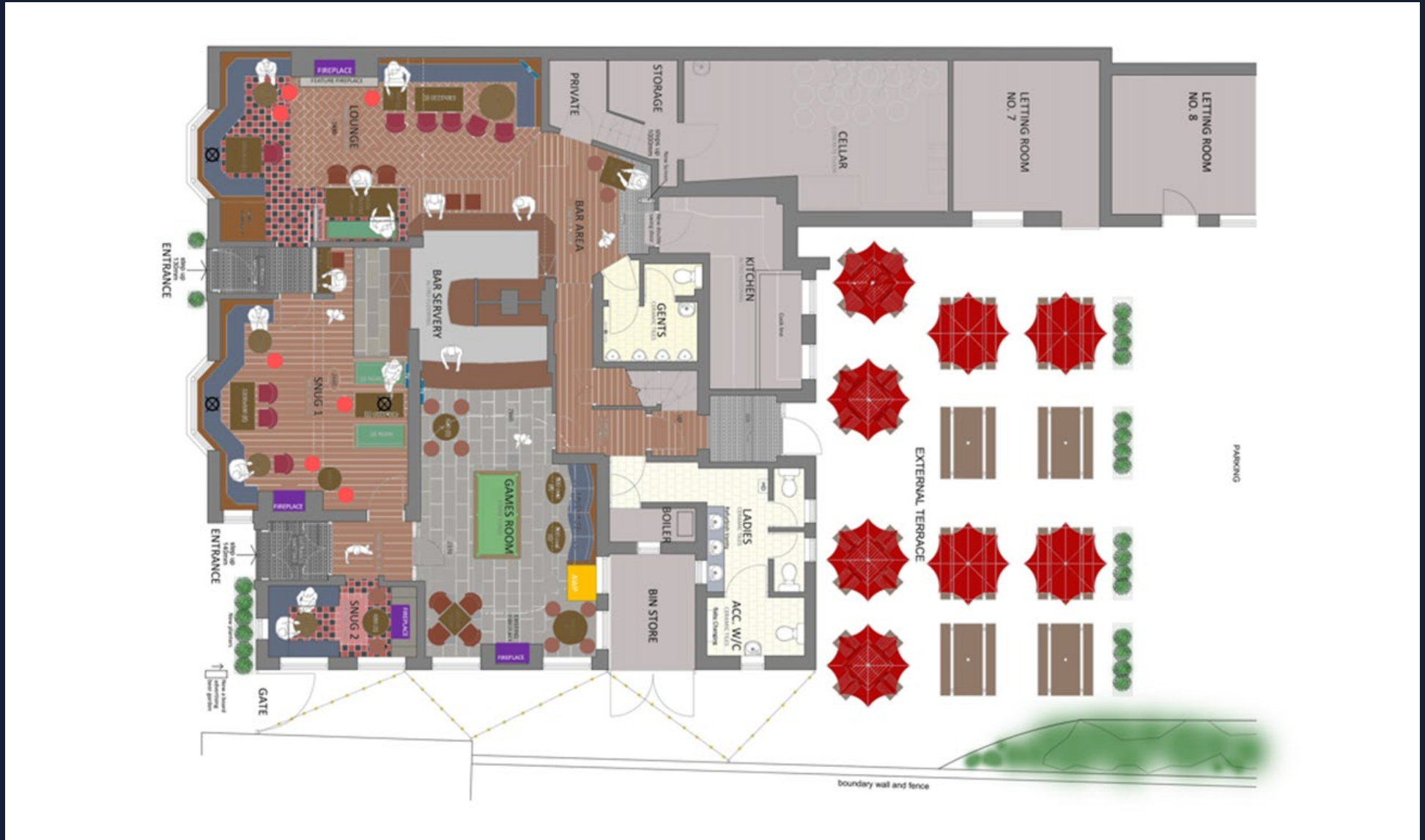
F&B OFF WHITE CEILING COLOUR

G

Internal Mood Board



Rendered Floor Plan



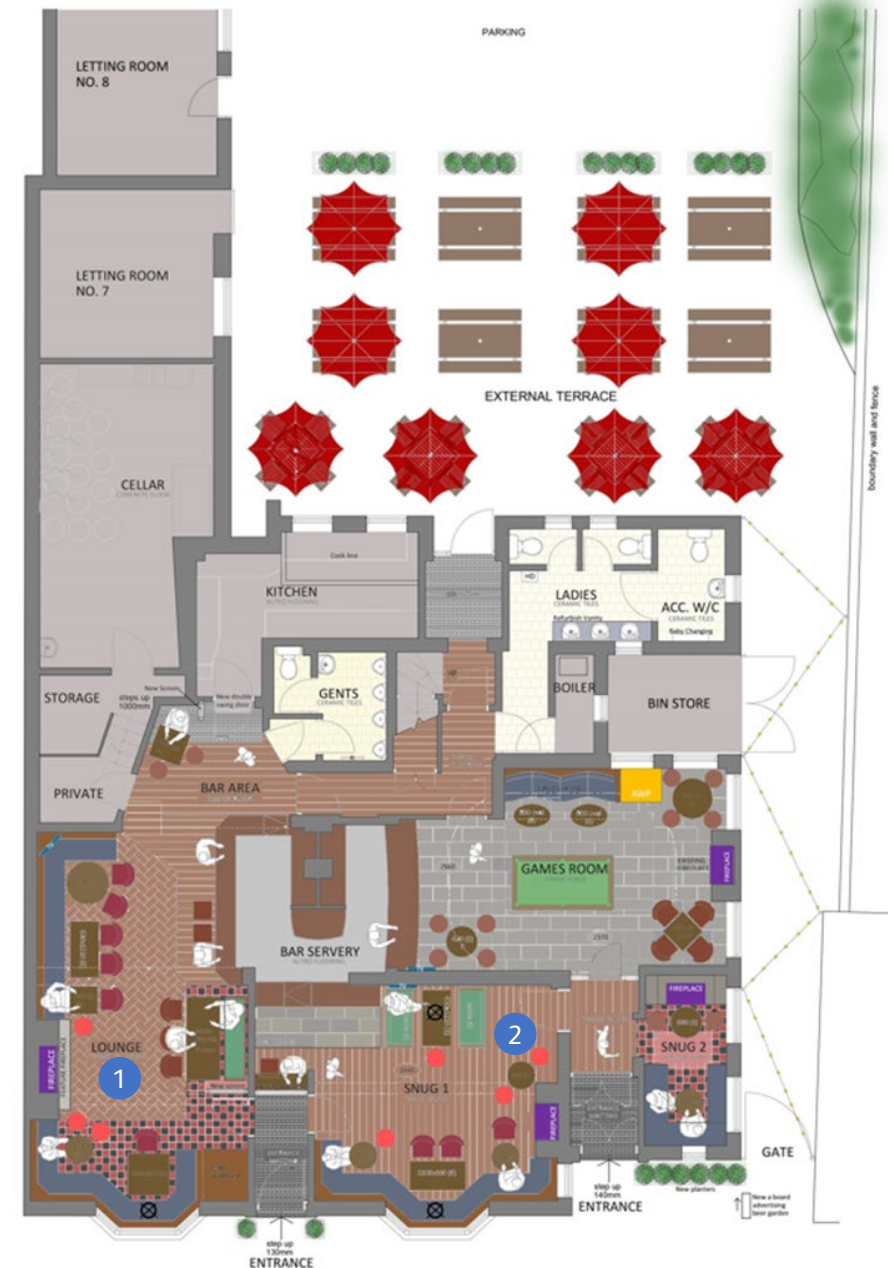
Floor Plans & Finishes

1 Lounge Area

- Full redecoration throughout.
- Enhance fireplace.
- Replace carpet with new timber flooring.
- Repolish existing timber floor.
- Refurbish fixed seating and existing furniture.
- Install new furniture as shown.
- Add new skirting to fixed seating.
- Upgrade light fittings.
- Apply Uni bond and skim all artex to beams.

Bar Snug 1 & 2

- Repolish timber flooring.
- Refurbish fixed seating including new skirting.
- Refurbish existing loose furniture.
- New light fittings.
- Cleaning of stone flags & tiled flooring.



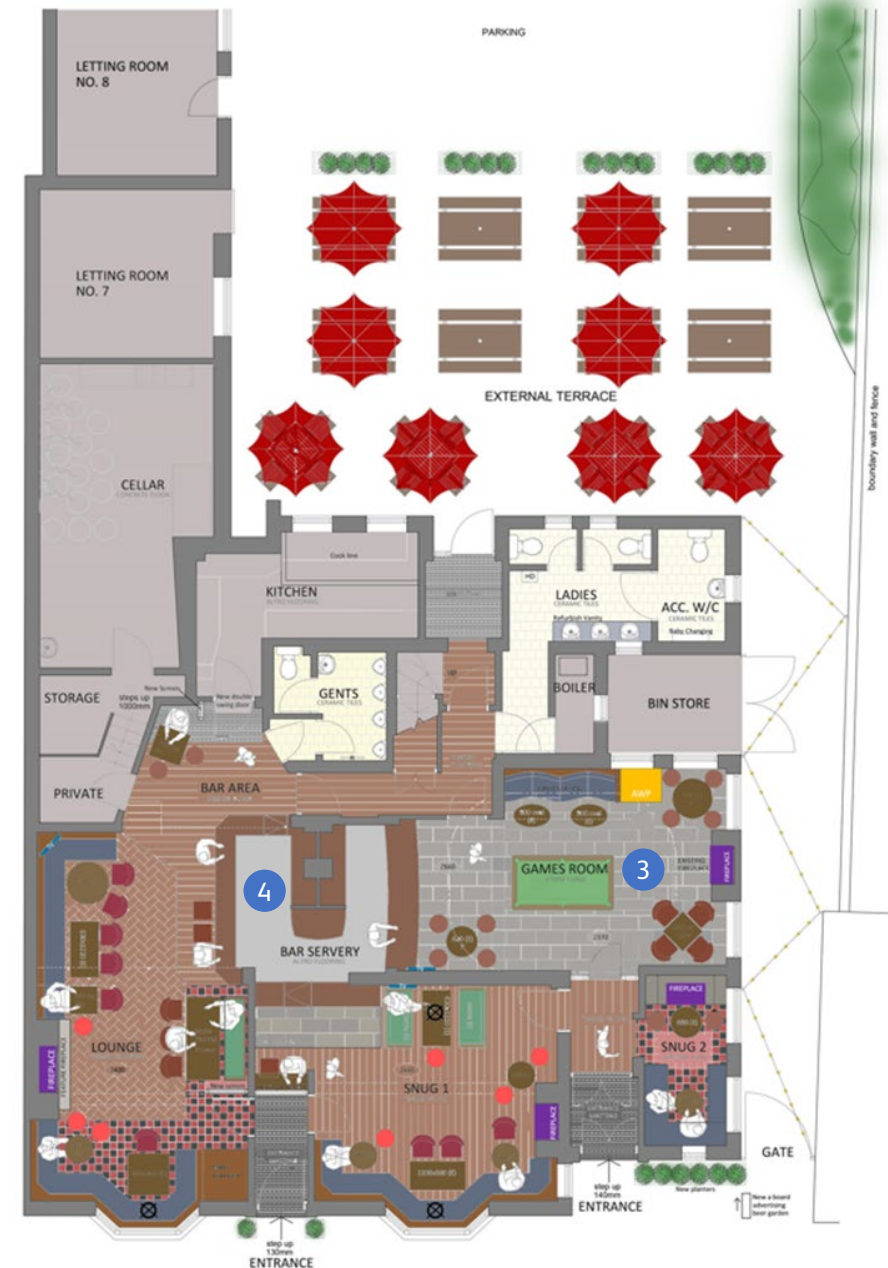
Floor Plans & Finishes

3 Games Room

- Full redecoration throughout.
- Clean stone flags.
- Refurbish fixed seating & loose furniture.
- Install new lighting fixtures.
- Introduce new bric-a-brac design elements.
- Apply new sign writing.

4 Bar Servery & Back Bar

- Clean existing altro flooring.
- Enhancement of back bar and new tiling .
- Strip and repolish bar and back bar tops.
- Repainting of bar frontage.
- New over-bar light fittings.



Floor Plans & Finishes

1 Kitchen

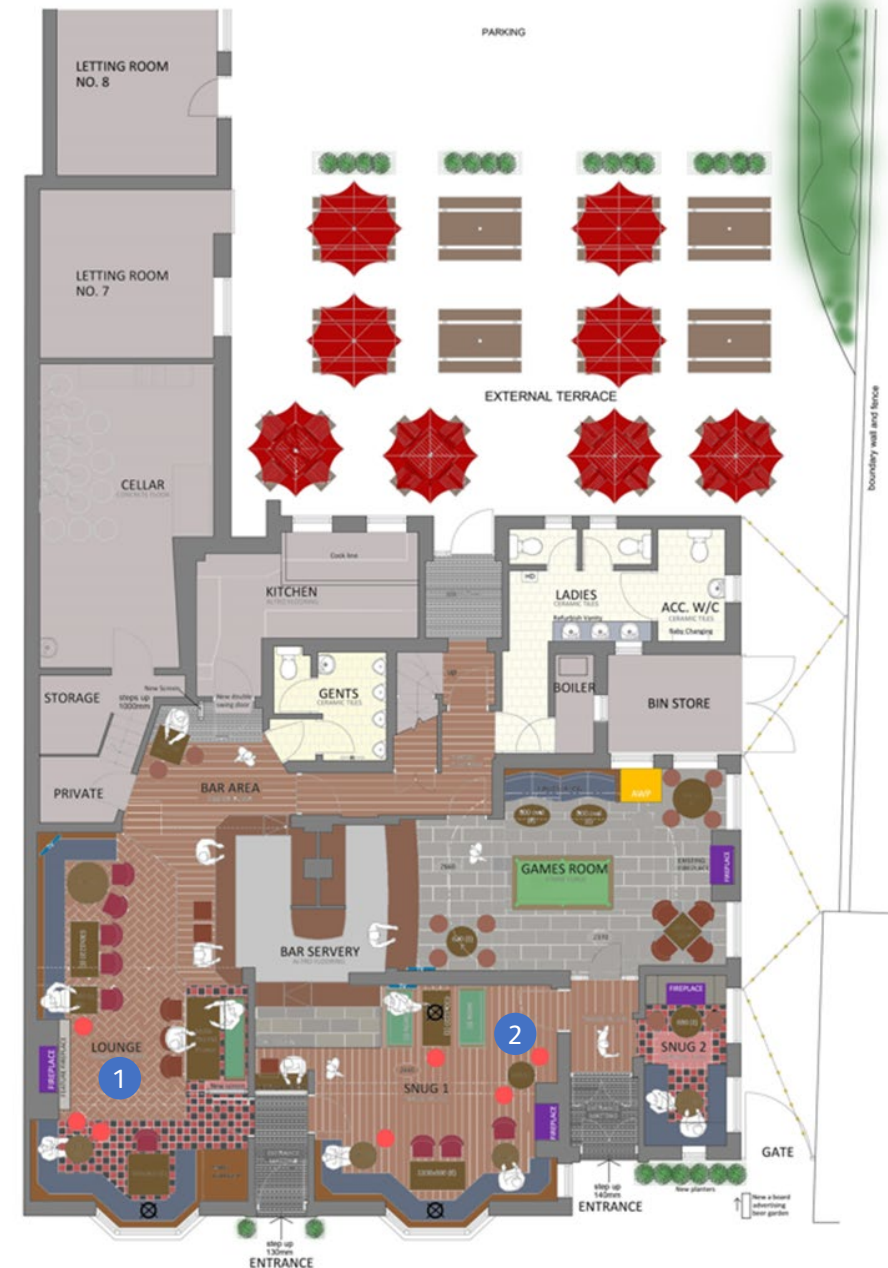
- Remove all equipment and install new catering layout.
- Full redecoration throughout.
- Deep clean and repair altro to manhole.
- Deep clean all white rock walling. Repaint reseal all skirtings.
- Overhaul fluorescent lighting.

Ladies & Gents Toilets

Ladies:

- Perform full industrial clean on tiling and walls.
 - Complete redecoration.
 - Install new vanity top.
- ### Gents:
- Add necessary lighting fixtures.
 - Incorporate new design elements and pictures.

- ## 2
- ### Lounges & Snugs
- Perform full industrial clean on tiling and walls.
 - Complete redecoration.
 - New ventilation to be added.
 - Overhaul sanitary ware.



External Refurbishment

Signage and external works



- Full external repairs including replacement casement renew and gutter repairs.
- Full exterior redecoration.
- New signage and lighting scheme.
- Added plants for decoration.
- New festoon lighting.



STAR
PUBS & BARS

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? Call us today.

☎ 08085 94 95 96

Or visit

🖱 www.starpubs.co.uk

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