

BUILDING COLOURS:

-  BLACK
-  DH QUARTZ GREY RENDER
-  DH MAUVE MIST RENDER
-  WHITE

PLEASE REFER TO PAINT MANUFACTURER SWATCHES PRIOR TO APPROVAL



ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic Refurbishment Planned!

The refurbishment of the Railway Tavern will bring about an exciting transformation, both inside and out. The interior of the pub will undergo a complete refurbishment, with a focus on upgrading the seating, flooring, and lighting. The bar and gantry will also be refurbished and upgraded to create a modern and functional space for customers. The layout will remain broadly similar, but the refreshed decor will give the pub a fresh and contemporary feel.

In addition to the internal refurbishment, the pub's exterior will also receive a makeover, with new signage and lighting that will add to the pub's kerb appeal. This will make a significant impact on the Railway's trade, as the updated exterior will help draw in more customers and make the pub stand out from its competitors.

East Lothian's Local

The Railway Tavern is situated in the town of Prestonpans on the main street surrounded by local amenities and shops. With a growing population driven by new housing developments, there is a significant potential customer base living within walking distance of the pub. The pub is also a short walk from the train station, making it a convenient stop for commuters and tourists traveling to nearby Edinburgh and North Berwick.

Prestonpans Premier Pick!

The Railway Tavern pub has the potential to be a great investment opportunity for the right operator. The pub has 57 internal covers and a small number of external covers to the front and rear, providing ample space for customers to relax and socialise. To fully exploit the potential of this pub, it is essential to have an operator who understands and engages with the local community. By building relationships with local residents and businesses, the operator can create a welcoming and friendly atmosphere that will encourage customers to return.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the Railway Tavern will appeal to a broad spectrum of customers, including:

- Locals looking for a welcoming community focused pub to meet up with friends
- Sports fans looking for a venue to enjoy watching live sport
- Groups looking for a fun night at the pub quiz or karaoke

OFFER

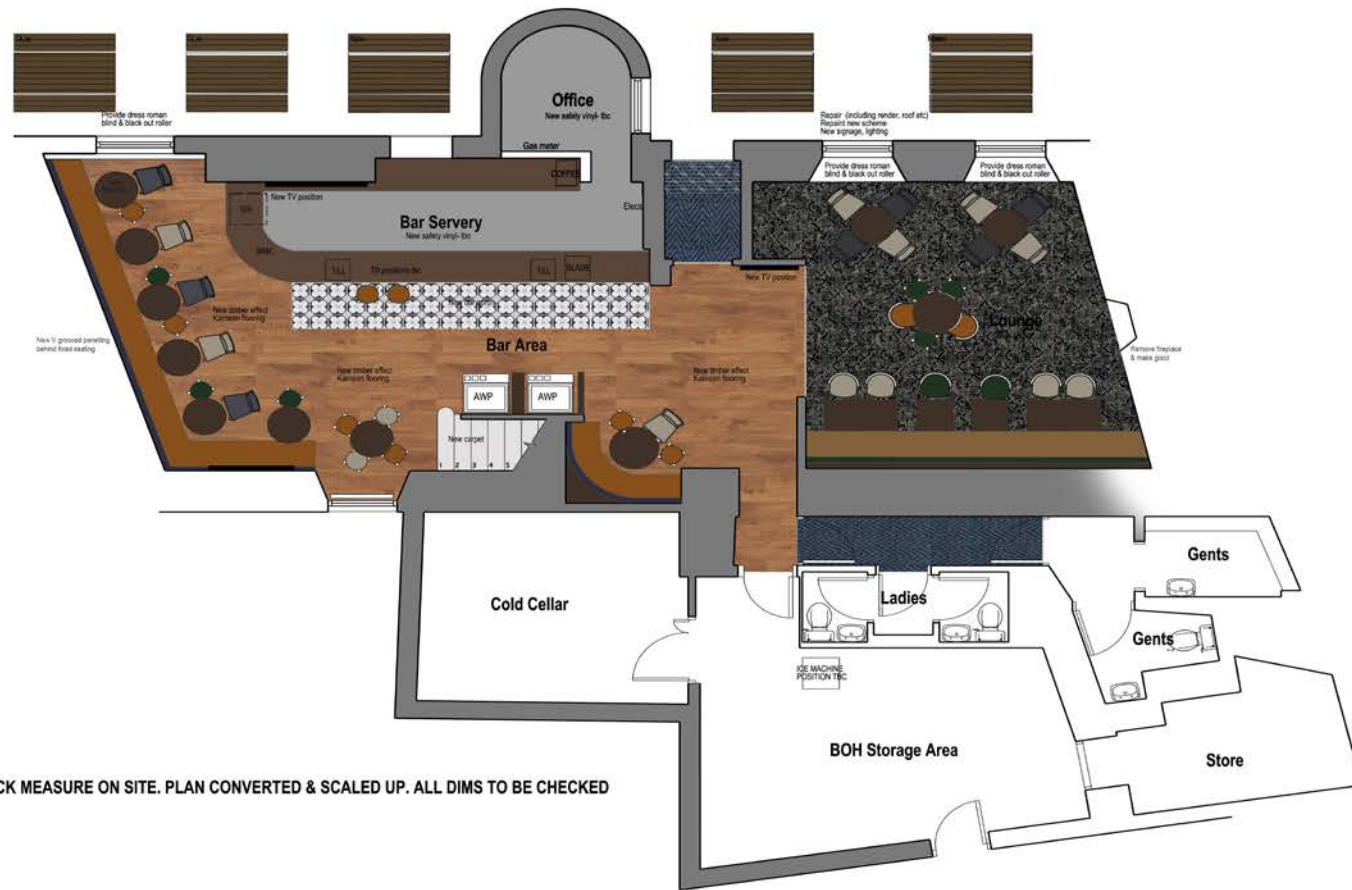
When refurbished, the Railway Tavern will offer:

- A good range of drinks including classic and premium lagers, spirits, wines, and cocktails as well as soft drinks too.
- A range of live sports and entertainment in the form of quiz and karaoke nights
- A coffee offer

INTERNAL MOODBOARD



RENDERED FLOOR PLAN



NOTE: CHECK MEASURE ON SITE. PLAN CONVERTED & SCALED UP. ALL DIMS TO BE CHECKED

FLOOR PLANS & FINISHES

1

BAR & LOUNGE AREA

Works will include:

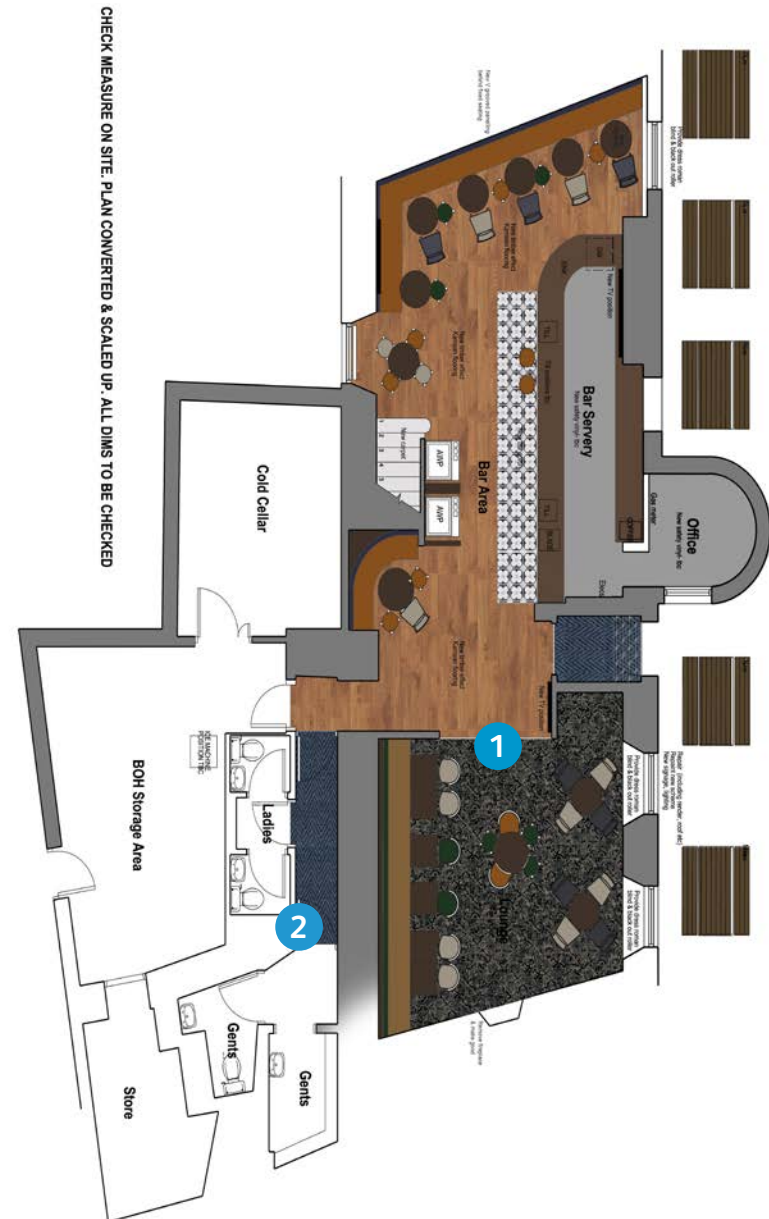
- New KFEE Lattensia coffee machine
- Recover existing fixed seating bays to Bar Area
- New section of fixed seating to Lounge Area (former pool area)
- Selection of new loose furniture to suit scheme
- Recover elements of existing loose furniture
- New elements of bric a brac including poster frames
- New carpet to Lounge Area (former pool area)
- New Karndean flooring to Bar Area
- New tiled bar apron

2

TOILETS

Works will include:

- Ladies and Gents toilets to be fully decorated, including corridor
- Provide new mirror to Ladies as part of the bric a brac
- Ensure locks & hooks to door cubicles
- Ensure mechanical ventilation in working order/ replace if needed
- Allow for water management system on PIR to urinals

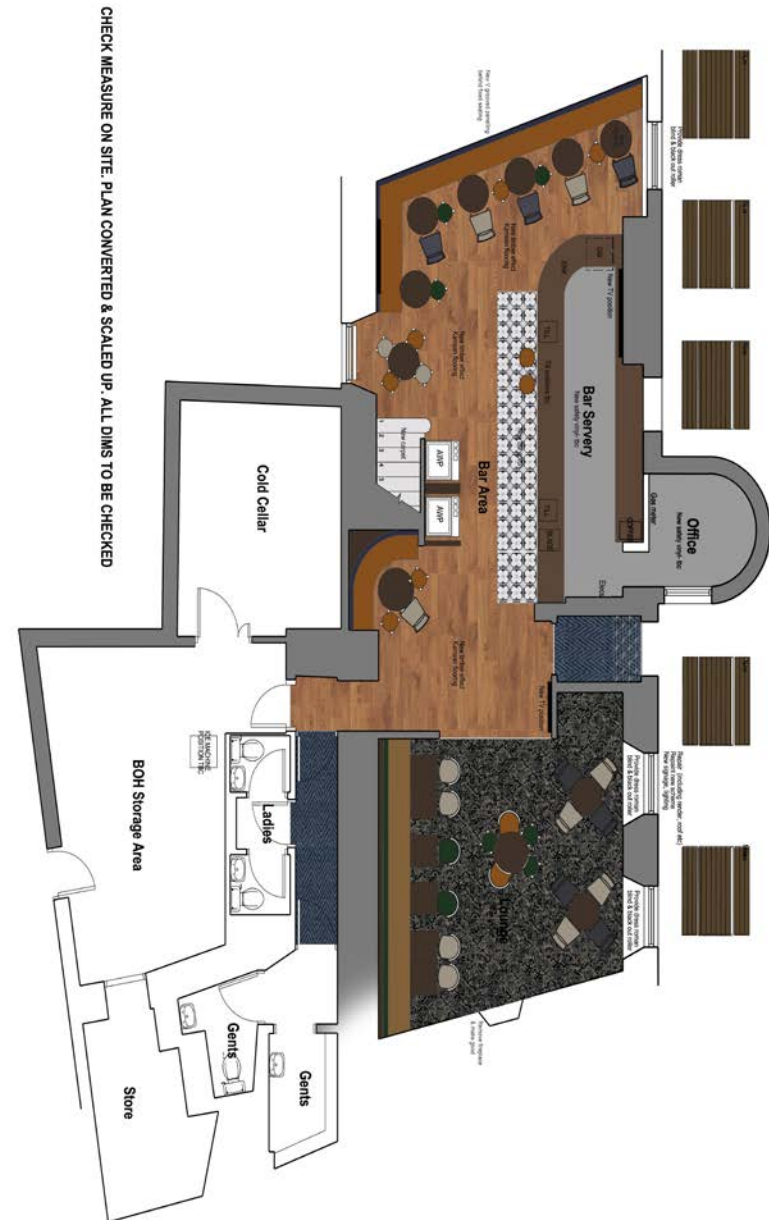


FLOOR PLANS & FINISHES

GENERAL WORKS

Works will include:

- Upgrade of TV and audio system
- Allow for removal of asbestos as recommended in R&D survey.
- Allow for 8no. double USB sockets to fixed seating bays
- Allow to complete all fire alarm and emergency lighting works in conjunction with the FRA.
- Ensure all gas and electrical works are fully compliant.
- Allow for full internal redecoration to walls, ceiling and wood work including doors and frames
- Allow for stripping any existing wallpaper from walls and making good affected surfaces.
- Allow to strip out all redundant cabling
- Allow for new dimmer system - ensure that it is compatible with LED
- Make allowance for dado height T&G to make good walls if required
- Provide dress roman blind & black out roller
- New bottle coolers to back bar- tbc
- New intruder alarm- TBC
- Allow for internal sign writing
- Allow for smart dispense to cellar.
- Remove fireplace & cap off
- Works to backfitting
- New decorative light fittings throughout front of house areas to existing positions
- New blinds to front windows



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA



Works will include:

- New external signage and lighting scheme
- External decorations
- New A frame benches externally
- Watering system and hanging baskets to be provided to front site
- New CCTV

COURS:

Z GREY

MIST

IT
CHES



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