



About the Opportunity



Why Invest?

Exciting Opportunity: Waverley Bar, Dumbarton Pub Refurbishment!

We're investing in a full refurbishment to transform this Dumbarton pub into a vibrant, welcoming hub for the community. Inside, we're upgrading everything—from a new bar and updated seating to refreshed décor and modernized restrooms. Outside, the pub will get a full makeover, and with outdoor seating it is perfect for sunny afternoons or evening gatherings.

Elevate Your Investment: Witness the Transformation

Located just a short walk from the town center and Dalreoch train station, this pub is surrounded by a growing residential area with over 5,000 potential customers nearby. Whether you're an experienced licensee or have transferable skills, this is a fantastic opportunity to run a newly refurbished pub with an excellent drinks selection, regular entertainment, and a prime location.

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Target Customers

Sports Enthusiasts:

- A perfect spot for fans to watch live sports on TV with friends, whether it's football, rugby, or other big games. The comfortable atmosphere and great drinks selection make it ideal for match-day gatherings.

Local Residents:

- With over 5,000 people living nearby, the pub offers a cozy space for locals to relax and socialize. It's a convenient option for a quiet pint or catching up with neighbours.

Groups of Friends:

- Ideal for a midweek catch-up or a bigger weekend night out. The welcoming vibe and entertainment options like quizzes and music acts cater to fun, laid-back socializing.

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The Offer

Drinks:

- The pub will offer an extensive range of drinks, including premium lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, from regulars enjoying beers to visitors seeking a more premium experience, ensuring the pub appeals to a broad audience.

Events:

- The pub will offer live sports, quizzes, and local live music acts.

Internal Mood Board



New lighting throughout.
Create feature nautical rope
lights in double height space



Add artwork, mirrors in a
mix of traditional
nautical/drinks themed



New colour scheme throughout



Decorative wallpaper to walls above.



add some softer
upholstered seating



add polished timber panelling to wall
adjacent to male toilets



Karndean flooring



Karndean flooring

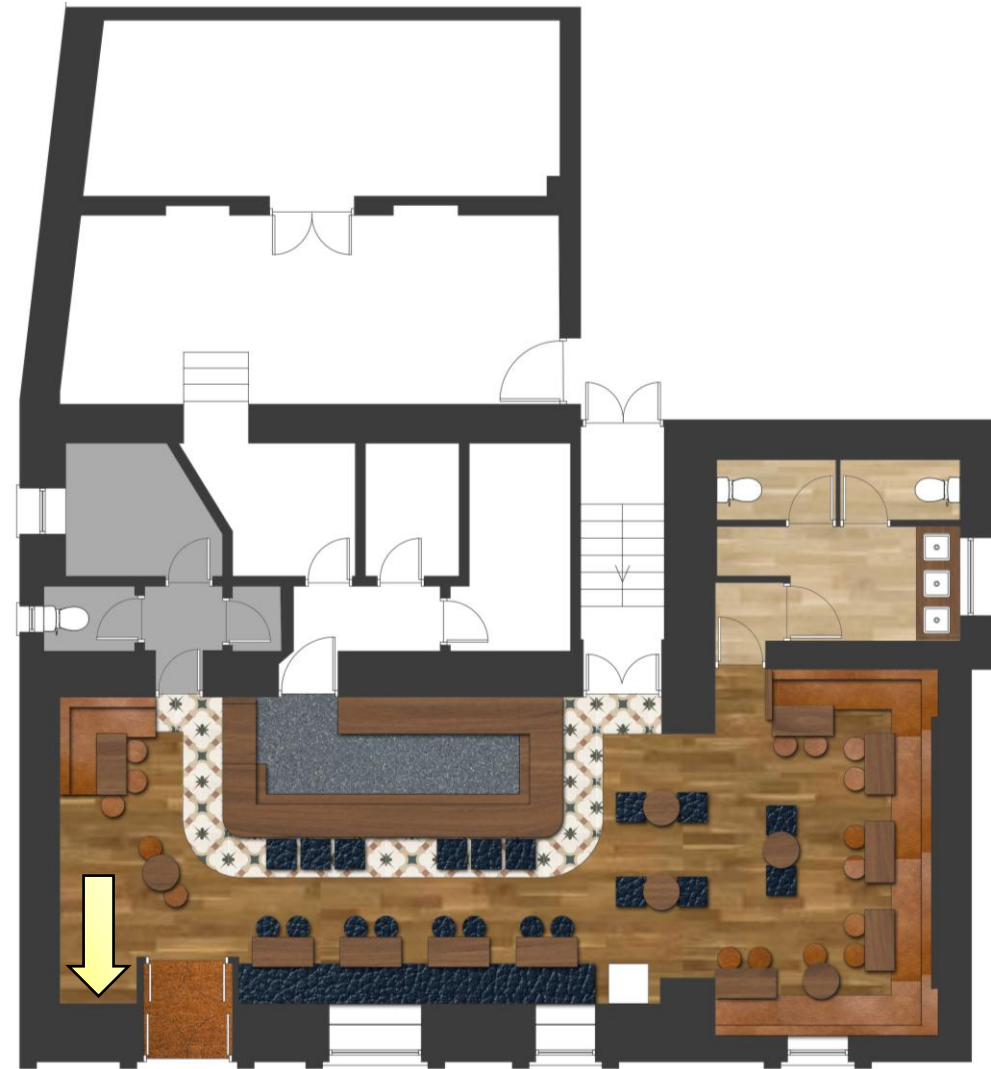
Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Remove engraved brass artwork from the back gantry and lay aside. To be framed and re-used within pub.
- Strip out bar and canopy over. New bar and back gantry installed.
- Recover existing fixed seating.
- New wall panelling to left hand side wall.
- Enhance darts area.
- Make good entrance doors with new clear glazing.
- Remove curtains and blinds and make good all affected surfaces.
- Add feature rope lighting in double height space.
- New flooring throughout with a mix of tiles and timber effect Karndean. New carpet to lounge area
- Refurbish existing tables. Add new chairs/stools.
- New lighting provided throughout.
- New bric a brac throughout.
- Full decoration with a mix of painted and papered finishes.
- Add new TV positions.
- Clear all redundant cabling.



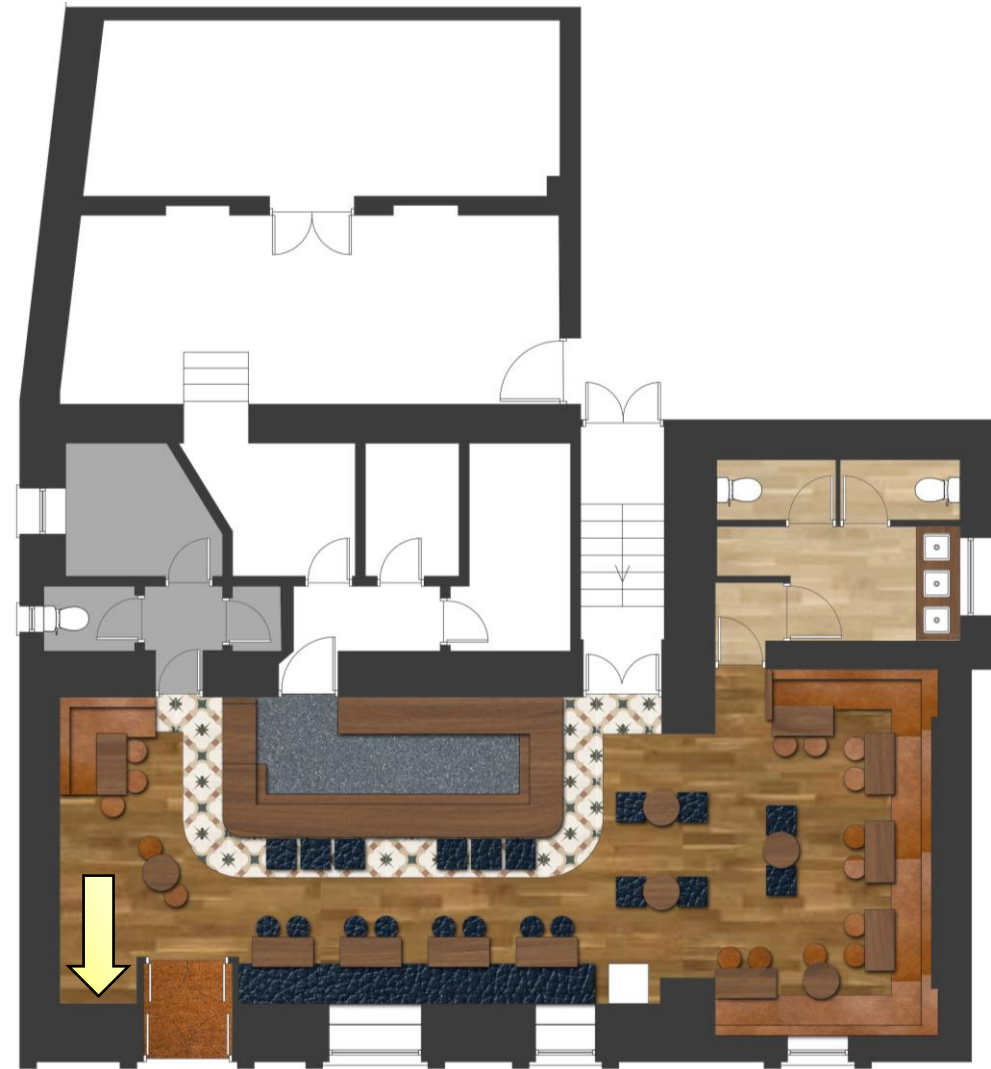
Floor Plans & Finishes

2 Male Toilets:

- Full decoration throughout, walls, ceilings and woodwork.
- Deep clean.
- Renew silicone.
- New LED lighting.

3 Female Toilets:

- New altro wood effect safety floor.
- Full decoration.
- New LED downlighters.
- Overclad vanity.
- Add artwork.
- Deep clean and replace toilet seats.



External Refurbishment



Signage and external works:

- Full external decoration.
- New signage scheme.
- Remove window grills.
- Power wash paving to rear and remove overgrown shrubbery.



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

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