



The Duntocher, Dumbarton Rd, Clydebank, G81 6HD

About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Duntocher Refurbishment Underway!

Positioned strategically along the bustling main road amidst vibrant residential neighbourhoods, this pub stands as a beacon of community spirit and potential profit. With over 3,500 residents within a mere 10-minute stroll and a staggering 10,500 within a leisurely 20-minute walk, the demographic mix of families and mature households ensures a steady flow of patrons.

Elevate Your Investment: Witness the Transformation

Embark on a journey to revitalise this cozy yet spacious pub, where structural enhancements will seamlessly merge two bar areas, enhancing accessibility and fostering a warm, inviting ambiance. Embrace the charm of a fully renovated lounge area, catering to families eager for delightful dining experiences. Meanwhile, the public bar will emerge as the ultimate destination for sports enthusiasts, offering thrilling live match screenings. With a fresh external facade enhancing its curb appeal, this modernised pub is poised to become a thriving hub for social gatherings, live entertainment, and memorable dining experiences.

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Target Customers

When refurbished, The Duntocher will appeal to:

Sports Enthusiasts:

- With a public bar designed for live sports screenings and a prime location attracting both local residents and commuters, this pub offers an enticing destination for avid sports fans to gather and cheer on their favourite teams in a lively atmosphere.

Family Gatherings:

- Appealing to families seeking a relaxed dining experience, the fully renovated lounge area will provide a welcoming space for parents and children to enjoy quality food and drinks together.

Social Circles:

- From midweek meet-ups to weekend hangouts, the pub's comfortable and welcoming environment caters to groups of friends in search of a relaxed yet vibrant setting to socialise and enjoy good company.

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The Offer

When refurbished, The Duntocher will offer:

Drinks:

- Step into a world of choice with a carefully curated selection of premium beers and top-shelf spirits. Our bar will cater to local tastes with a variety of options.

Food:

- Indulge in a menu of classic pub favorites elevated to perfection. Alongside our regular offerings, we'll feature specials designed to excite and entice patrons, enhancing their dining experience and ensuring their return.

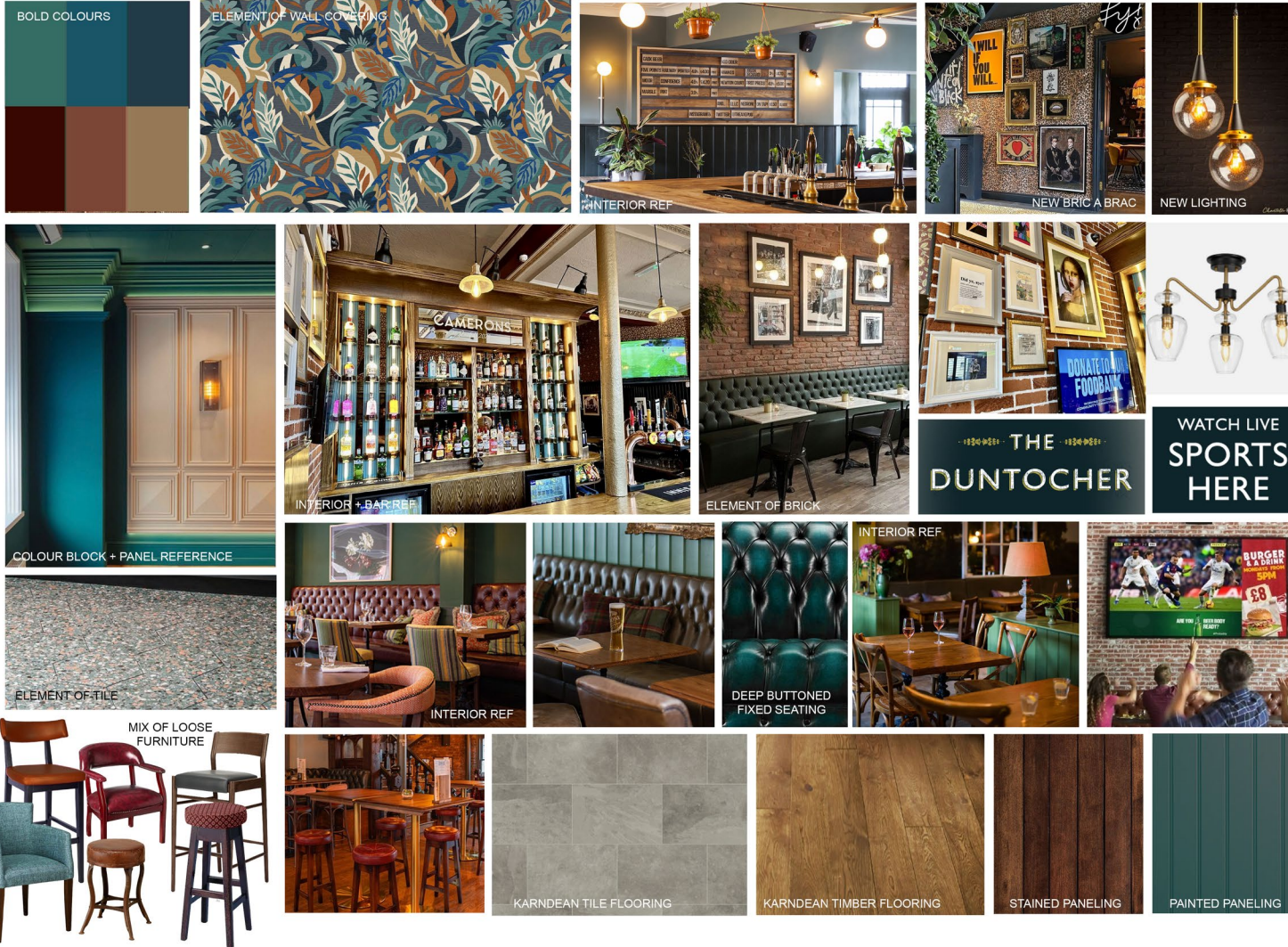
Coffee:

- Picture the aroma of freshly brewed coffee welcoming patrons throughout the day. Our bean-to-cup coffee offering promises a consistent and satisfying brew, perfect for starting the morning or enjoying a midday pick-me-up.

Events:

- Experience lively entertainment every night of the week, with a full sports package, karaoke nights, and live performances. Our diverse lineup ensures there's something for everyone, adding to the vibrant atmosphere of The Duntocher.

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

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General Trade Areas

- Create new wall slapping to connect both bar serveries.
- Establish new wall slapping to link the public bar and lounge.
- Modify the public bar servery, including installing a new back gantry.
- Install a new bar and gantry in the lounge bar.
- Adjust and reupholster the fixed seating layout.
- Provide a combination of new and refurbished loose furniture.
- Introduce new decorative lighting and LED downlights.
- Remove the stage from the lounge bar and refurbish surfaces as necessary.
- Implement elements of new flooring as outlined in the proposed plan.
- Perform full decoration across bar areas, including feature wall finishes and coverings.
- Install new TVs, audio systems, and AWP's
- Refurbish male toilets in the lounge bar to create separate gents and unisex/accessible facilities.
- Upgrade the kitchen, including new floor and wall finishes, LED lighting, and some new equipment—all electric, consistent with existing.
- Retain the boiler and associated services.



External Refurbishment



Signage and External Works

- Full external redecoration
- Updated signage scheme
- New exterior lighting
- Maintain existing rear car parking area



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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.

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