



About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Stanes Pub Renovation Underway - Soon to be The Woodside Tap!

In Cadham, Glenrothes, this pub sits at the heart of the community, surrounded by essential amenities and residential housing. With nearly 2,000 residents within a 10-minute walk and almost 6,000 within 20 minutes, it's a growing area with a mix of mature households and new housing developments. Competitors are few, with just one other pub nearby.

Elevate Your Investment: Witness the Transformation

Appealing to families, sports fans, and groups of friends, the revamped pub offers a straightforward, warm atmosphere. With 98 covers, including 36 dining-friendly spots, and potential outdoor seating, there's plenty of room for different customers. Ideal for experienced operators with knowledge of Fife, the renovation plans focus on creating a modern, inviting space for enjoying live sports, pool, and good food and drinks. From premium lagers to crowd-pleasing meals, The Stanes is on its way to becoming The Woodside Tap, aiming to be the local go-to for quality entertainment and hospitality.

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Target Customers

When refurbished, The Stanes will appeal to:

Sports Enthusiasts:

- Whether it's football, rugby, or boxing, sports enthusiasts will flock to the pub to catch live games on big screens while enjoying their favourite drinks with friends.

Family Diners:

- Families looking for a relaxed dining experience will appreciate the pub's family-friendly atmosphere, where they can enjoy delicious menu of crowd pleasers in a comfortable setting.

Social Groups:

- Groups of friends seeking a casual night out will find the pub an ideal spot to socialise over drinks, pool games, and live entertainment during both weekdays and weekends.

Local Residents:

- Residents in the surrounding area will see the pub as a convenient and welcoming gathering place, offering a variety of drinks and food options just a short stroll away from home.

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The Offer

When refurbished, The Stanes will offer:

Drinks:

- An extensive drinks range including premium lagers, craft beers & ales. There will also be a wide range of soft drinks, wines & spirits.

Food:

- A tempting array of crowd-pleasing dishes carefully crafted to satisfy every palate.

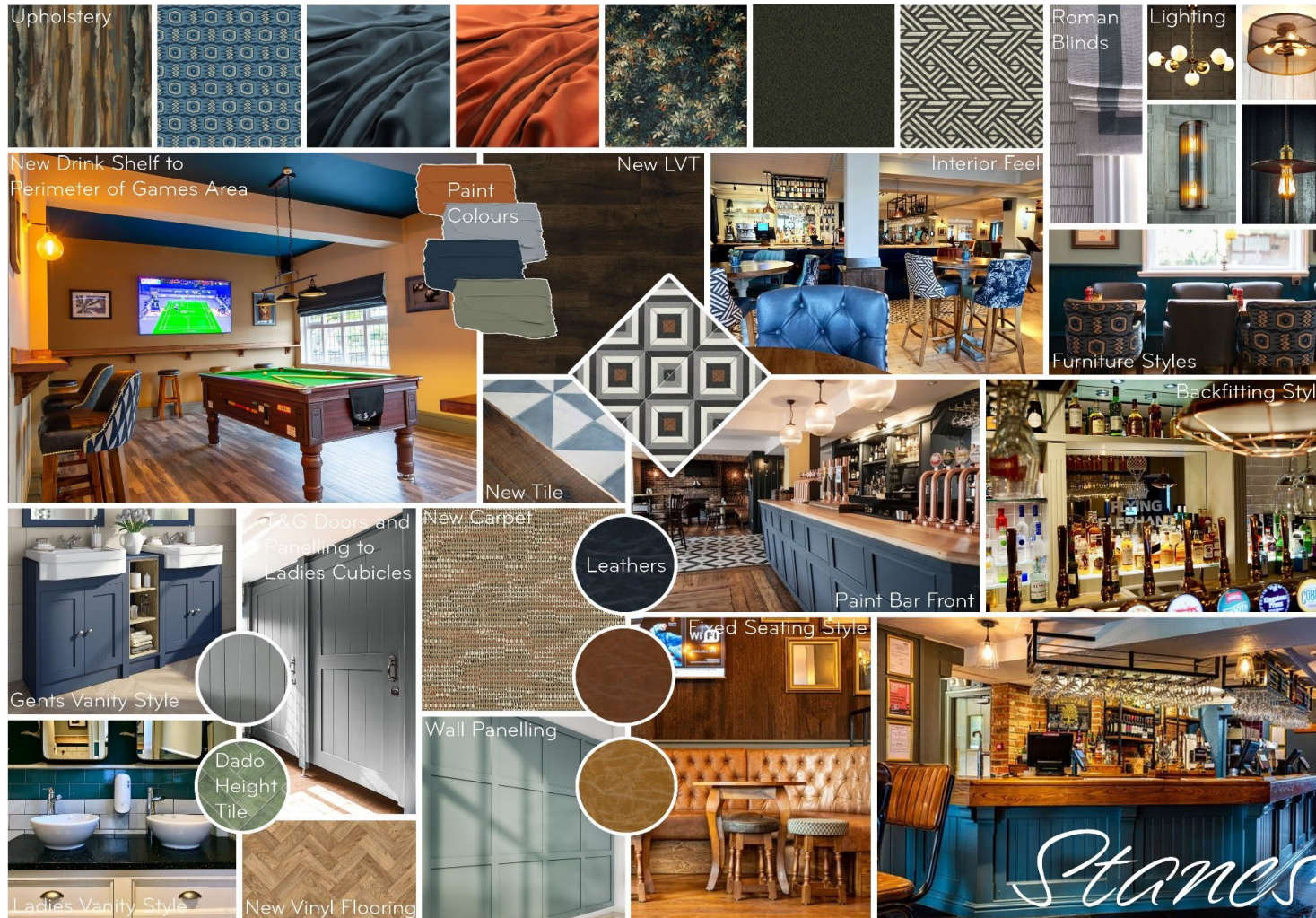
Coffee:

- Start the day right with a bean-to-cup coffee offering, ensuring a fresh and satisfying brew every time.

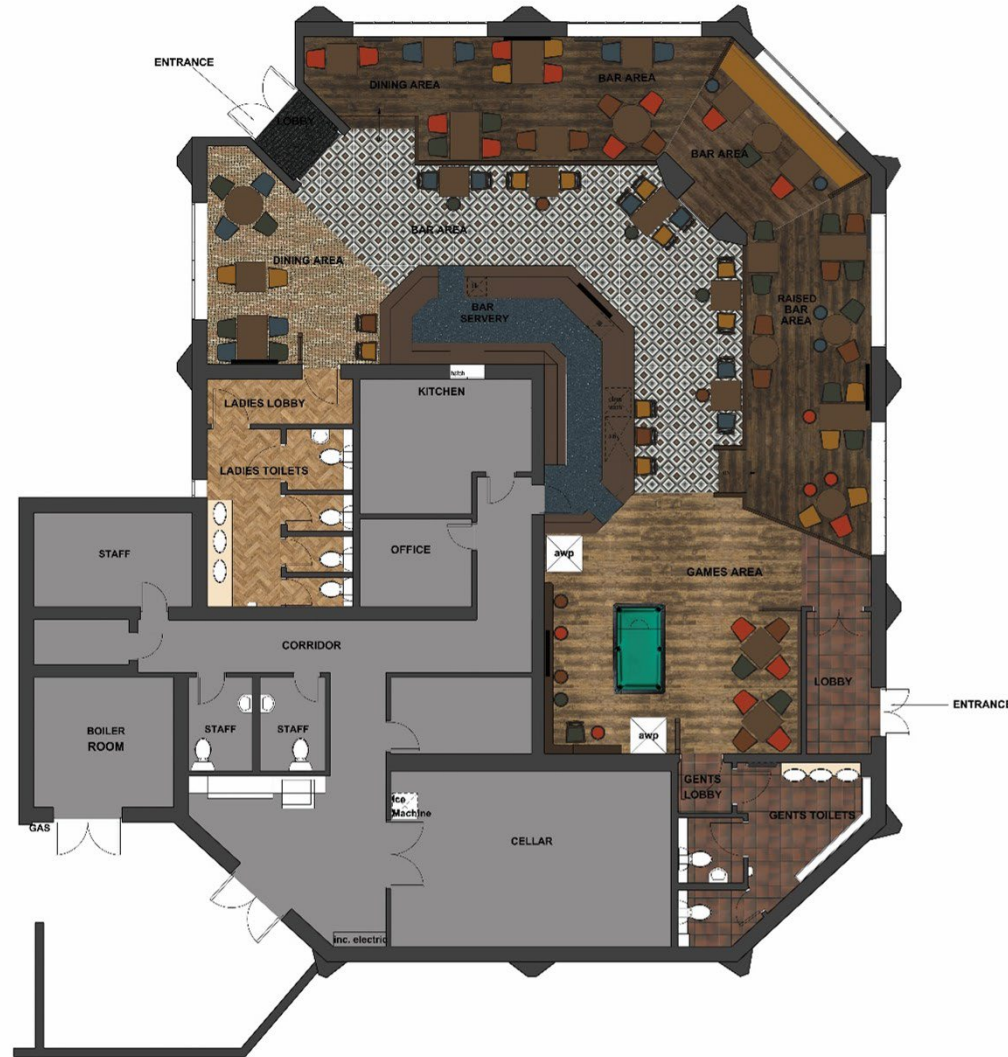
Events:

- Imagine a Strong rhythm of the week with full sports package and live entertainment.

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- Remove fixed seating, add balustrading and panel dining area
- Redecorate all trade areas in line with mood board
- Install new lighting and furniture, including roman blinds and bric - a -brac
- Replace flooring with tiles, vinyl, and carpet and refinish existing timber floors
- Refinish bar top and add feature and lighting to back bar
- Full redecoration to ladies & gents toilets
- Install Heineken Smart Dispense and cellar cooling
- Tidy décor in kitchen, rear corridor, walls, ceiling and timberwork.



External Refurbishment



Signage and external works

- New external signage, decorations and lighting scheme.
- Replace all boarded/tinted/frosted glass with clear glazing to trade area.





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FIND OUT MORE

This project will significantly enhance the business' 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

The Stanes, Cadham Centre, Glenrothes, KY7 6RU