



● Londesborough Arms Hotel, 24 Main Street, Scarborough, YO12 4PS ●

About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Londesborough Arms Pub Refurbishment Underway!

Located in the quaint village of Seamer, just a stone's throw from Scarborough, an exciting investment opportunity beckons. With a mature demographic and a steady stream of passing tourists, this area presents the perfect setting for a premium local pub experience. Unlike its competitors, this village lacks a direct contender, providing a clear pathway for a traditional, high-quality establishment to flourish.

Elevate Your Investment: Witness the Transformation

Envision a traditional coaching inn, meticulously refurbished to offer not only a place to dine and unwind but also an immersive journey through history and hospitality. With plans for a complete renovation, including a seventy-cover dining area, upgraded kitchen facilities, and inviting accommodations, this pub is poised to become a beacon of excellence in the region. From cask ales to premium wines and a standout food menu, the potential for success knows no bounds. Are you the experienced, entrepreneurial operator ready to seize this remarkable opportunity and redefine Seamer's pub scene?

About the Opportunity



Target Customers

When refurbished, The Londesborough Arms will appeal to:

Local Villagers Seeking Quality Social Experience:

- Residents of Seamer and surrounding areas, passionate about preserving local history, who seek a traditional pub experience with authentic charm and character.

Casual Diners from Surrounding Towns and Villages:

- Tourists exploring Scarborough and its surroundings, drawn to the allure of a picturesque village setting and seeking refuge in a welcoming pub offering quality food, drink, and a taste of local culture.

Culinary Connoisseurs:

- Food enthusiasts from nearby towns and cities, in search of a destination dining experience, enticed by the promise of gourmet cuisine and fine wines in a charming, traditional setting.

Weekend Explorers:

- Day trippers and weekenders from urban centres, eager to escape city life and discover hidden gems, intrigued by the prospect of stumbling upon a quaint village pub offering relaxation, good food, and a taste of rural life.

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The Offer

When refurbished, Londesborough Arms will offer:

Drinks:

- Indulge in a selection of meticulously curated beverages, featuring the finest Cask ales, premium ales, and lagers, complemented by an extensive wine list catering to discerning palates.

Food:

- Embark on a culinary journey with our enticing destination food offer, showcasing delectable dishes crafted with locally sourced ingredients, promising a memorable dining experience for every guest.

Coffee:

- Kickstart the day with the perfect cup of freshly brewed coffee from our bean-to-cup machines, ensuring a satisfying start to every morning and a rejuvenating break whenever needed.

Events:

- Stay tuned for an exciting lineup of events and engaging activities designed to foster community spirit and support local talent. Get ready for unforgettable moments and lively gatherings at the pub.

Internal Mood Board

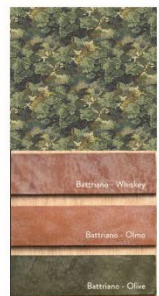
Public Bar



Painted bar front



Lounge Dining



recover loose furniture

existing timber vinyl retained



existing carpet retained

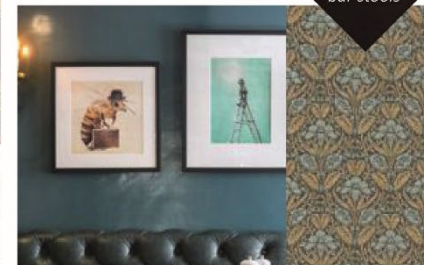


snug seating

Lounge Bar



Painted bar front



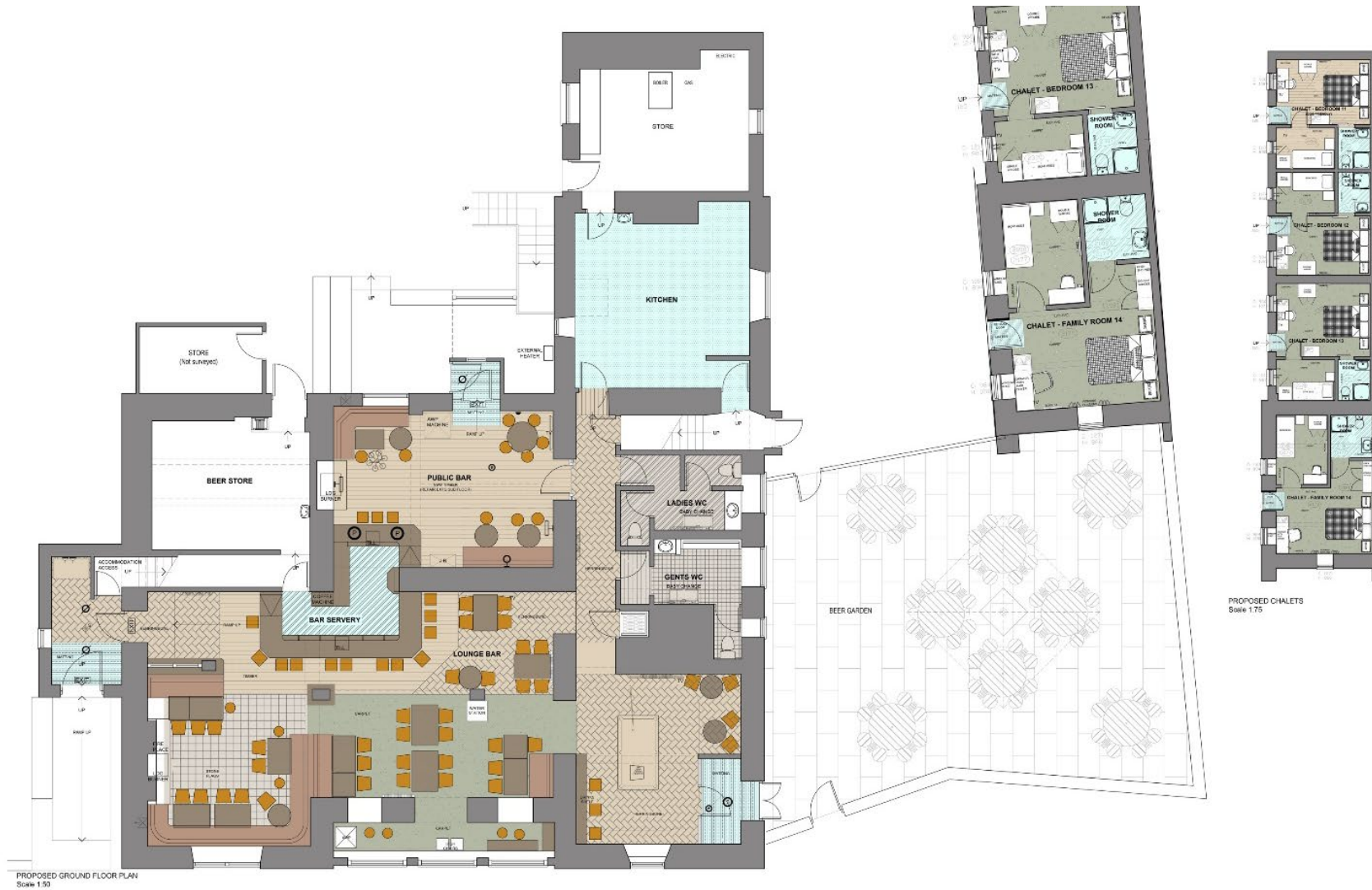
bold wall colour

wallpaper



Retain existing stone flag floor

Rendered Floor Plan



Floor Plans & Finishes

1 Locals & Lounge Bar

- Test flue and install log burning stove - enhance fireplace.
- Refurbish remaining furniture and add new furniture pieces to increase covers.
- Overboard floor and lay new timber effect LVT vinyl.
- Part redecoration to add colour into scheme.
- Additional bric a brac / sign writing.
- Add new blinds to add colour into scheme.

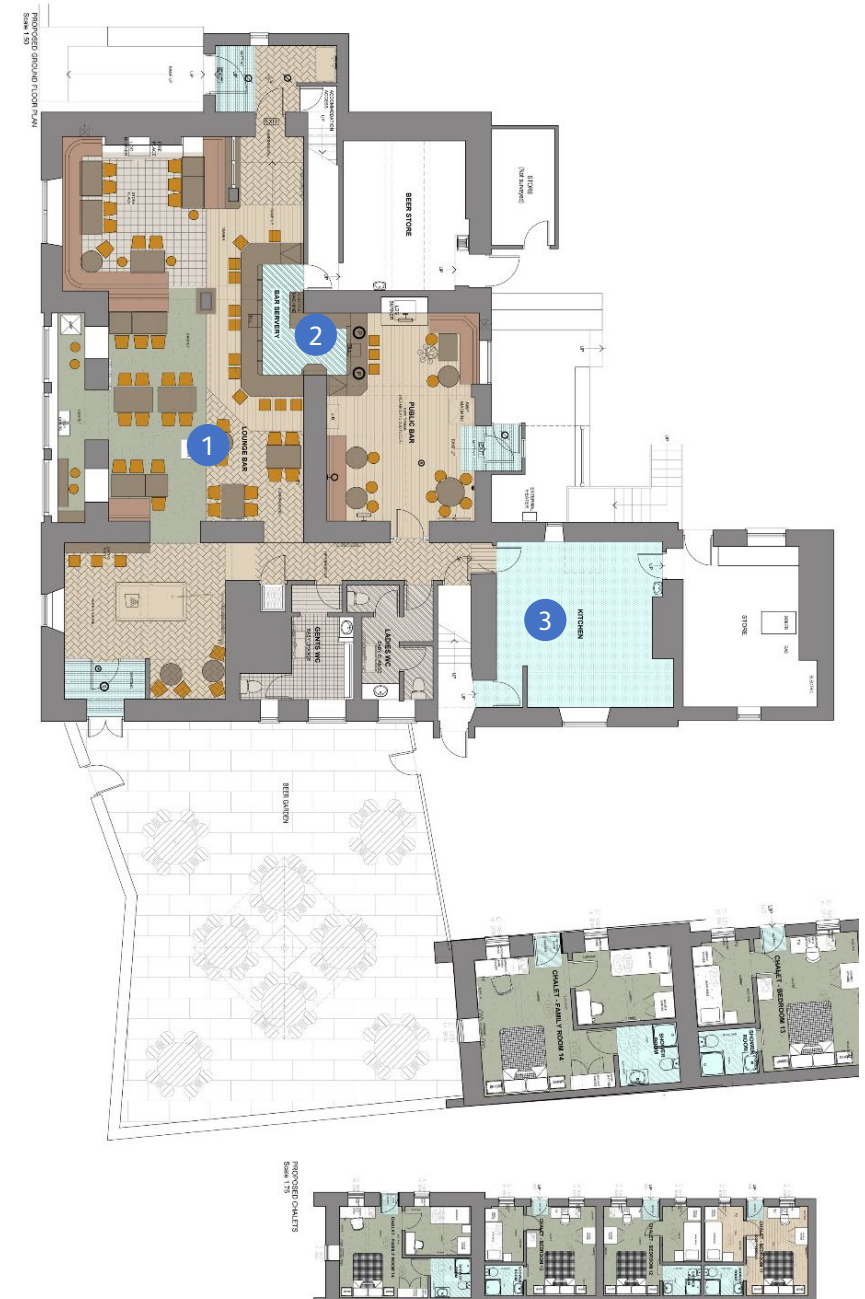
Bar Servery & Kitchen

2 Bar Servery:

- Industrial clean all surfaces.
- Part redecoration to painted surfaces.
- Seal altro flooring around perimeters.

3 Kitchen:

- Industrial clean all surfaces.
- Full redecoration throughout to all painted surfaces.
- New altro flooring.
- New Kitchen layout.



Floor Plans & Finishes

4 Carvery Area

- Industrial clean all surfaces.
- Part redecoration to this area.
- New timber stallriser to both carvery units.
- New over counter light fittings.

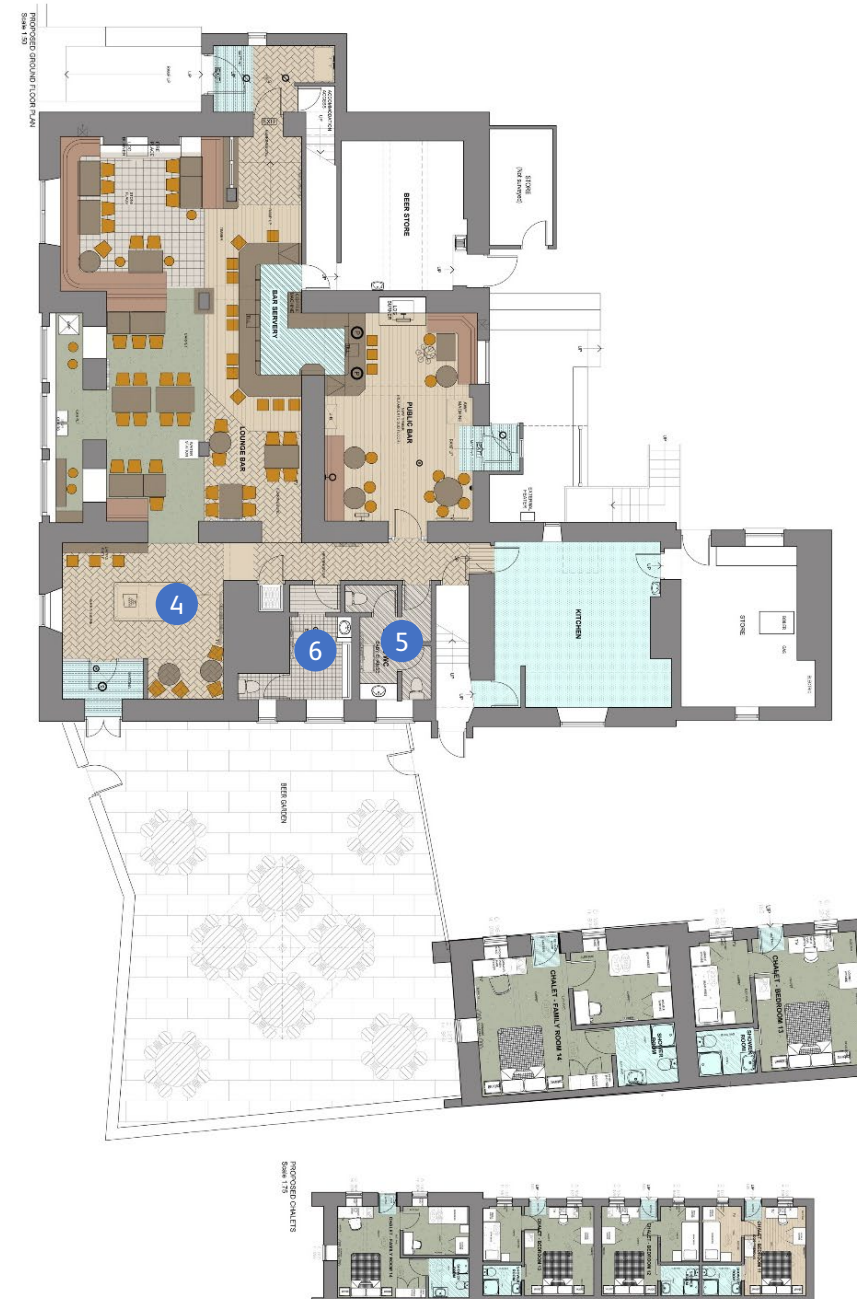
Ladies & Gents Toilets

5 Ladies:

- Industrial clean all surfaces.
- Full redecoration throughout to all painted surfaces.
- Add artwork to walls.

6 Gents:

- Industrial clean all surfaces.
- Full redecoration throughout to all painted surfaces.
- Add artwork to walls.



External Refurbishment



Signage and external works

EXTERNALS:

- General repairs to all elevations, including ties to bulged wall
- Full external redecoration
- New signage as per SR Signs scheme



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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