



● The Schooner, Lime Street, Morpeth, NE65 0AD ●

About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Schooner Pub Refurbishment Opportunity!

Just off the heart of Amble on Lime Street is The Schooner Inn, your cosy spot near the bustling Harbour and Marina. What makes us stand out? Our expansive sunken walled garden offers a peaceful escape, with easy access to scenic walks along the Harbour and town outskirts. With a surge of new housing and a steady flow of tourists during peak seasons, we aim to welcome a diverse mix of locals and visitors, including those with a taste for quality.

Elevate Your Investment: Witness the Transformation

With approximately 4,700 adults within a 20-minute stroll and a lively local scene, The Schooner Inn is a great opportunity. It will offer a premium experience complete with a large beer garden, great food, and seven inviting letting rooms. The transformation from a traditional pub to a modern Premium Local hotspot will undoubtedly make it a go-to destination, especially during the warmer months. We're seeking an enthusiastic operator with a knack for hospitality, food, and events to take the reins and lead The Schooner Inn to new heights.

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Target Customers

When refurbished, The Schooner will appeal to:

Local Residents Seeking Quality Dining:

- Families and individuals residing nearby who crave a neighbourhood pub experience, enticed by the revamped ambiance, delicious food options, and the opportunity to unwind close to home.

Working Professionals for After-work Drinks:

- Professionals seeking a cosy spot for after-work drinks and networking sessions, drawn by the promise of quality beverages and a welcoming atmosphere in the heart of Amble.

Tourists Exploring the Area:

- Seasonal travellers exploring Amble and its scenic surroundings, lured by the allure of a charming pub with a picturesque beer garden and comfortable accommodations after a day of sightseeing.

Weekend Explorers:

- Day-trippers and weekenders from nearby cities like Newcastle, attracted by the pub's convenient location, enticing food menu, and the promise of a relaxed atmosphere to unwind and recharge during their getaway.

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The Offer

When refurbished, The Schooner will offer:

Drinks:

- A good drinks range with options for the customer to trade up on weekend visit and treat occasions.

Food:

- An excellent elevated a la carte menu, made with care.

Coffee:

- The Schooner will offer a satisfying coffee offer to cater from the morning to early evening.

Events:

- Expect a great premium local offer with televised sports, great rhythm of the week and occasional band.

Internal Mood Board

New timber blinds



Spotlights & new over bar pendants

New poseur tables & upholstered bar stools



Re-furbish existing fixed seating & loose furniture



Re-furbish existing fixed seating & wallpaper above



New carpet



Copper smart dispense fonts



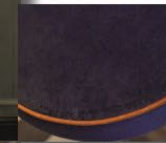
Block paint colours & dark ceiling



Re-stain existing timber floor



Enhance back bar, re-stain top & paint front



Round top bar stools



Bric a brac styling



Industrial clean & redecorate toilets

Rendered Floor Plan



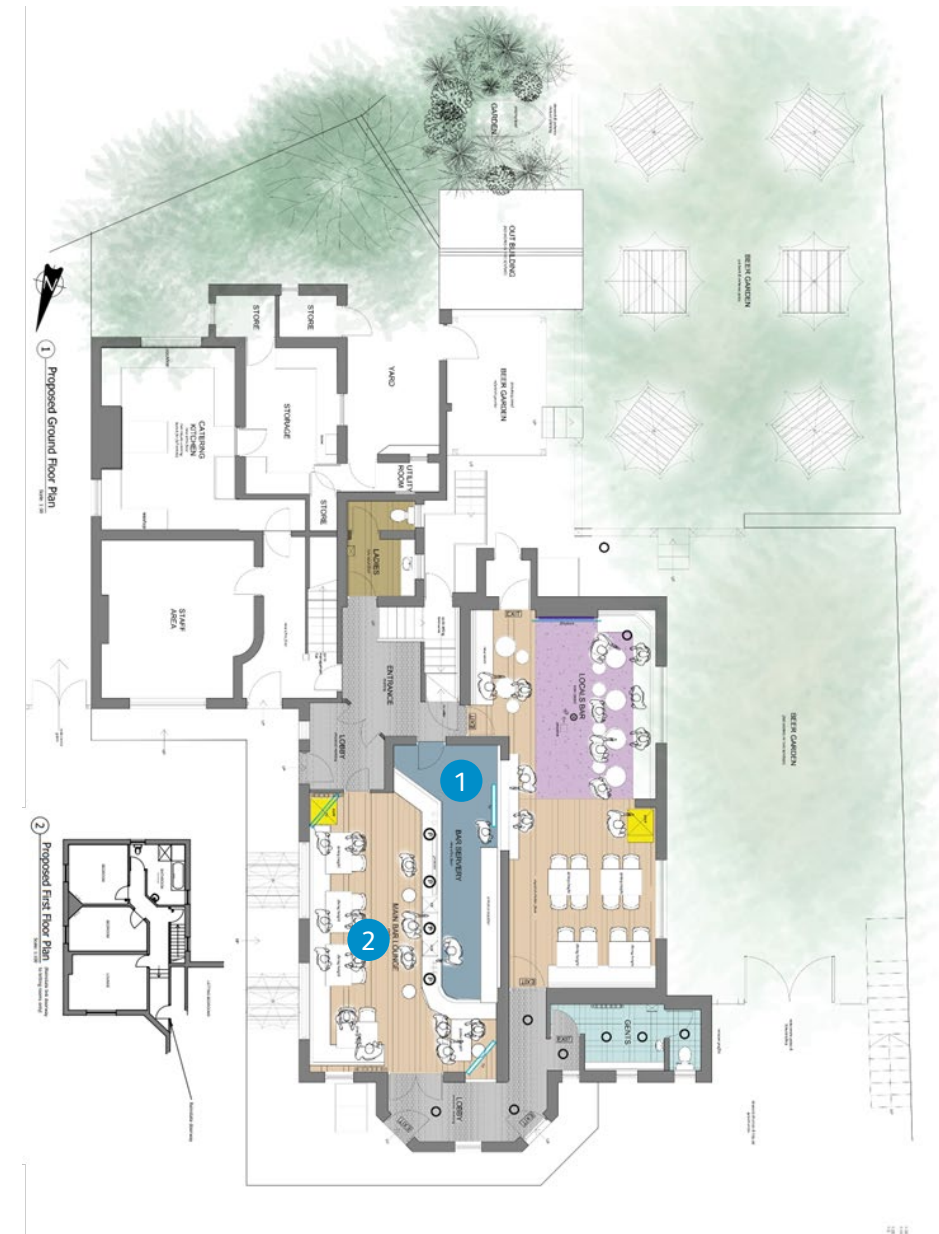
Floor Plans & Finishes

1 Bar Servery

- Enhance back bar with new double cooler and shelving.
- Retain existing glass wash & service.
- Strip and re-polish bar tops, repaint bar front.
- Install new copper smart dispense fonts to bar front.
- Upgrade lighting to back bar & over bar pendants.
- Repolish all dividers.
- Restain & redecorate footrail.

2 Main Bar Lounge

- Strip & polish timber floor.
- Full redecoration.
- Install new feature lighting over bar & tables.
- Refurbish existing leather seating and all loose furniture.
- Add new chairs and seat capping's.
- Introduce new feature bric-a-brac and decals to window.



Floor Plans & Finishes

1 Locals Bar

- Strip & polish timber floor.
- Full redecoration.
- Install new carpet and timber blinds.
- Refurbish fixed seating & loose furniture.
- Add new settle.

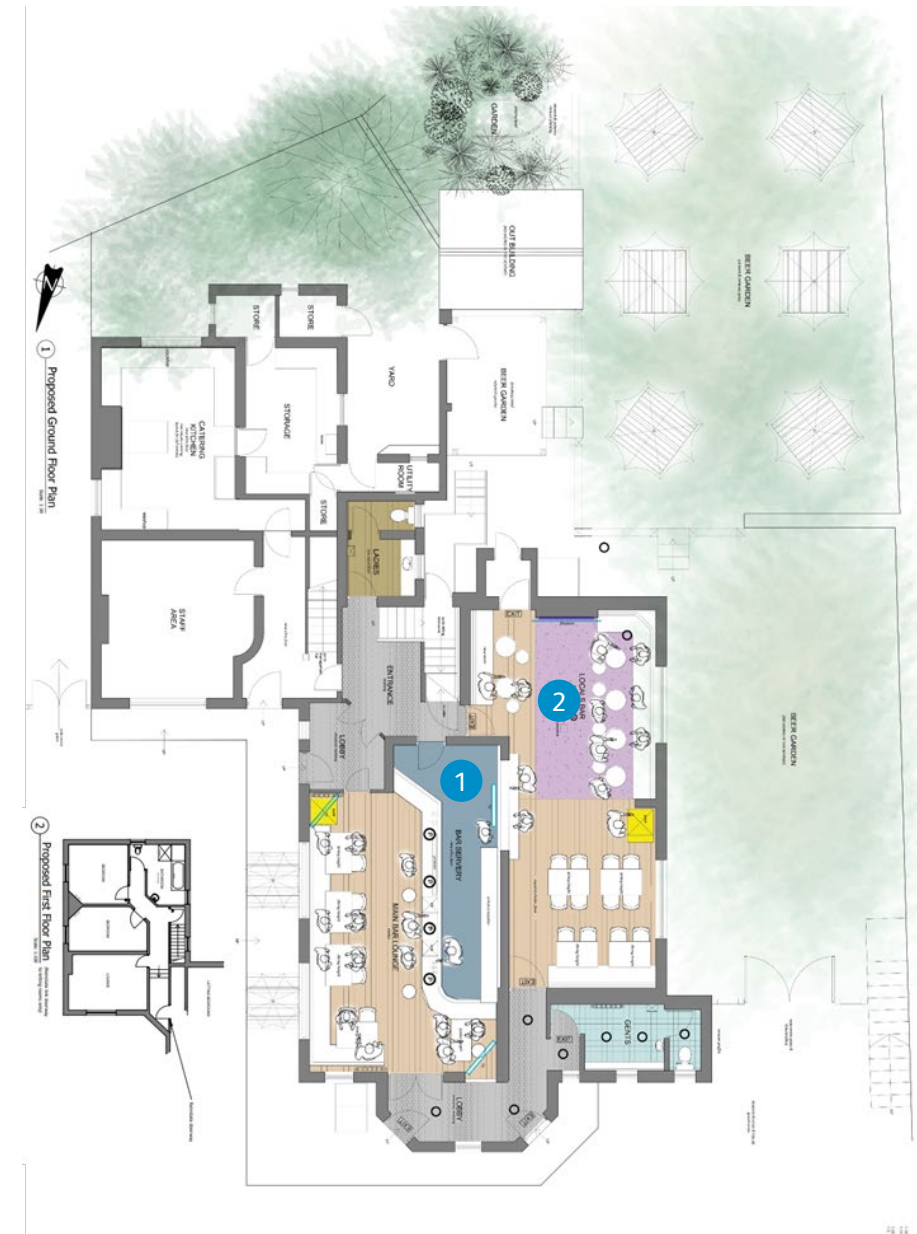
Entrance Lobbies

- Full redecoration.
- Refurbishment of existing matting.
- New light fittings
- Addition of picture / notice board.

2

Catering Kitchen

- Full refurbishment and decorations throughout.
- Install new altro flooring and kitchen equipment.
- Implement new extract system.



Floor Plans & Finishes

1 Cellar

- Installation of Fibregid & Slipgrid heavy duty tread covers on cellar steps.
- Full redecoration.

Ladies & Gents Toilets

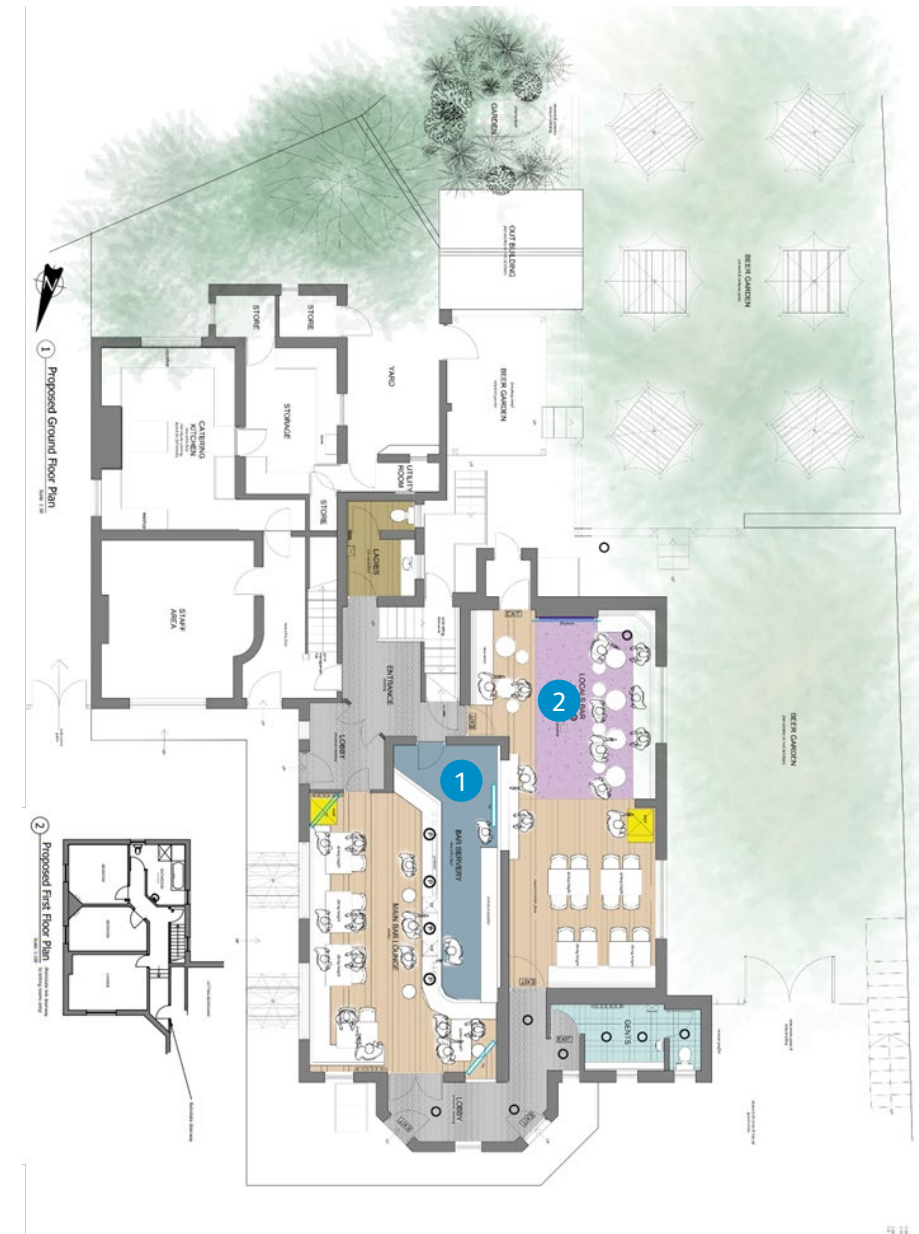
Gents:

- Industrial clean all surfaces.
- Full redecoration.
- Installation of new hand dryer.
- Refurbish all sanitary fittings.
- Regrout urinals.

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Ladies:

- Installation of new vanity top.
- Full redecoration.
- Clean vinyl flooring.
- Install new mirrors & artwork.
- Add painted boarding to cover checkered tiles / dado.
- Form additional ladies WC beneath staircase.



External Refurbishment



Signage and external works

External Building Works:

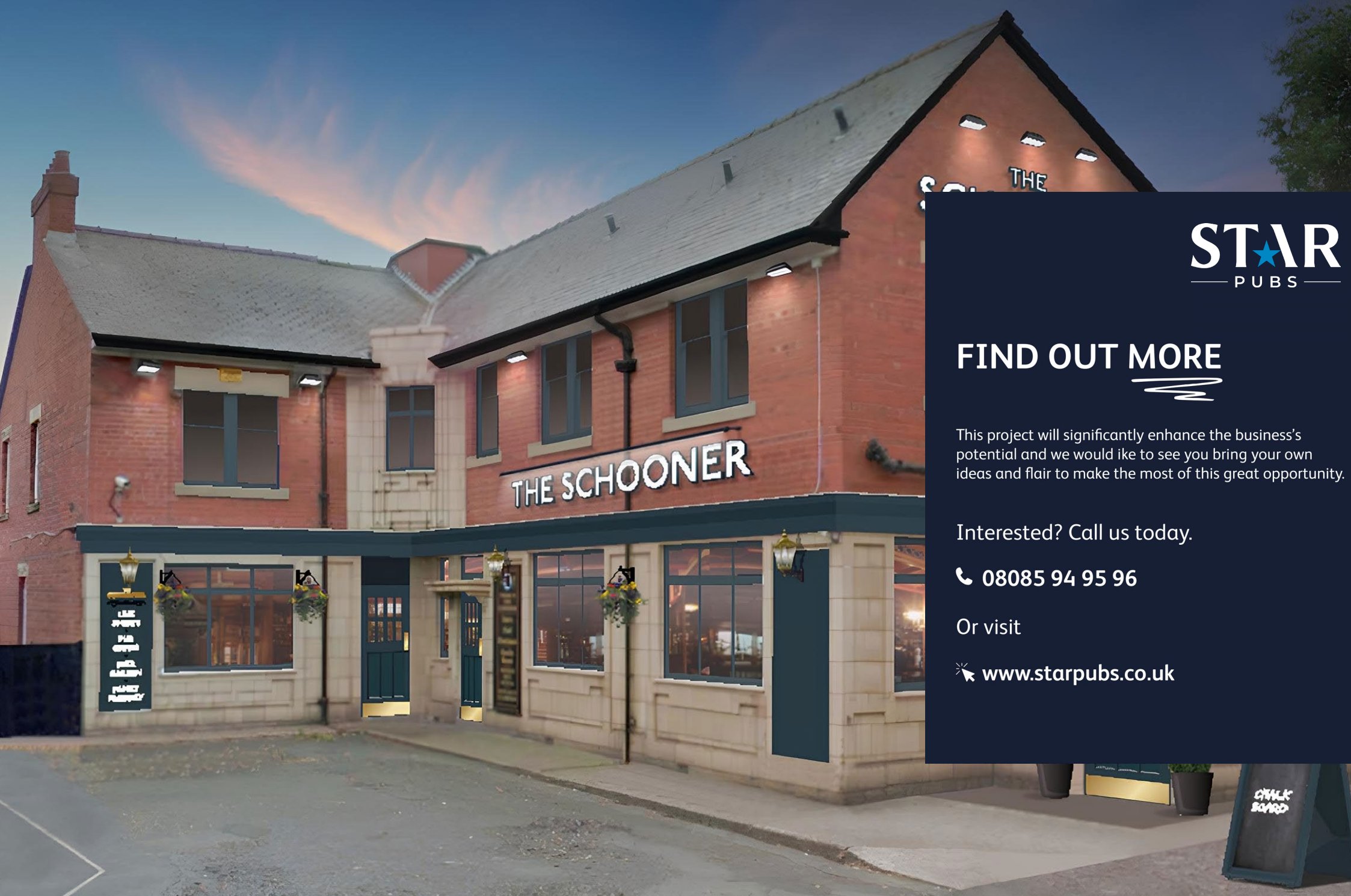
- New external signage and lighting scheme.
- Full exterior redecoration.
- Refurbishment of gates and balustrading.

Front Terrace:

- Addition of box hedge planters to terrace boundary with spike lighting.
- New loose benches & teak furniture sets.
- Gravel bedding added to left side of entrance area.
- New potted topiary trees to either side of entrance door.

Rear Beer Garden:

- Cut back existing foliage & climbing plants.
- Re-top existing gravel area.
- Fill existing log store with cut logs.
- Installation of new festoon lighting to underside of gazebo.
- Addition of new timber planters with post & rope barriers in-between.
- Additional loose potted plants to the area.
- New loose benches and furniture sets.
- General gardening works to be completed.
- Full refurbishment of Gazebo.



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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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Or visit

🖱️ www.starpubs.co.uk

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