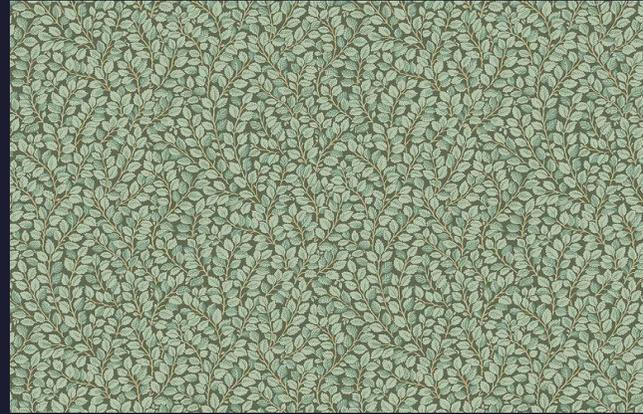




# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Foresters Arms, Pub Refurbishment!

We're investing in a full refurbishment to bring this traditional local pub back to life, upgrading the décor, fixtures, and fittings inside and refreshing the signage outside. With a welcoming new look, a great beer garden, and a quality drinks range, this pub has real potential to become a go-to spot for both locals and visitors. The pub sits on the main street in Aberdour, a charming seaside town with a steady flow of tourists in the summer and a strong year-round community. A short walk from the train station and beach.

### Elevate Your Investment: Witness the Transformation

We're looking for someone with hospitality experience or strong transferable skills who can bring great service and a friendly atmosphere to the pub. With 70 indoor covers, 40 outside, and a catering kitchen, there's an opportunity to drive food sales alongside a well-rounded drinks offer that includes premium lagers, wines, cocktails, and coffee. Live sports, music, and quiz nights will help create a lively, social space. If you're ready to take on a newly refurbished pub with plenty of potential, this could be the perfect opportunity for you.

# About the Opportunity

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## Target Customers

### Local Regulars:

- Mature and affluent residents looking for a welcoming pub to enjoy quality drinks and casual dining. They'll appreciate the cosy atmosphere, great service, and a familiar place to catch up with friends.

### Day Trippers & Tourists:

- Visitors exploring the Fife Coastal Trail or enjoying a seaside getaway will be drawn to the pub's inviting space and outdoor seating. Its location near the train station and beach makes it an easy stop for food, drinks, and relaxation.

### Sports Fans & Social Groups

- Groups of friends looking for a lively spot to watch live sports over a few drinks. The pub's upgraded setting, combined with a strong drinks selection and entertainment options, makes it ideal for social gatherings.

### Families & Casual Diners

- Parents and kids looking for a relaxed, family-friendly space to enjoy a meal together. A crowd-pleasing menu and a welcoming atmosphere will make the pub a go-to for casual dining.

# About the Opportunity

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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.

### Food:

- The food offer will be a crowd pleaser menu, to be defined in more detail by the operator.

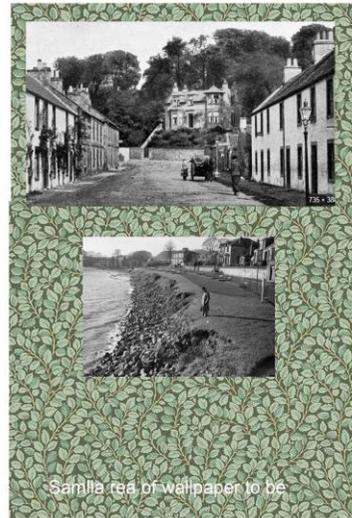
### Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

### Events:

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

# Internal Mood Board



Add traditional wallpaper and new warm colour scheme to bar area.



Add pool table light.

New furniture throughout



Add nautical brass hooks to bar front



New traditional style furniture upholstered in a mix of faux leathers



Re-upholster existing fixed seating



new fireplace tile



add fireside bric a brac



retain timber floor



# Rendered Floor Plan



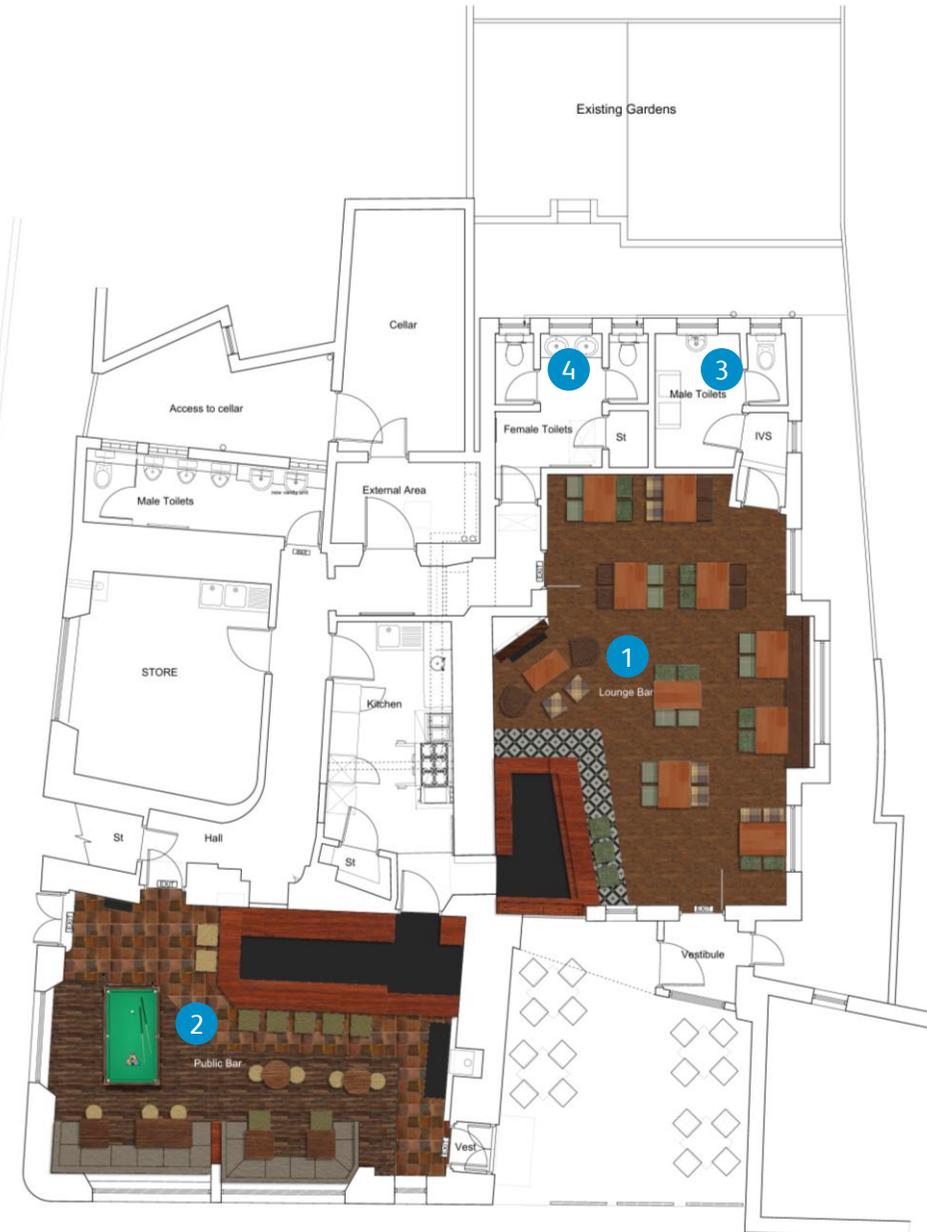
# Floor Plans & Finishes

## 1 Lounge Bar:

- Retain existing blinds, remove and reinstate following works.
- Full decoration throughout with a mix of painted and papered finishes.
- Lighting upgraded throughout.
- Retain existing furniture with some minor refurbishment works to chairs as necessary.
- New flooring to be laid throughout.
- Remove all redundant cabling.
- New window added to frontage to open vision into lounge bar.
- Alter bar to accommodate above change.

## 2 Public Bar:

- Recover existing fixed seating.
- New Loose furniture throughout.
- Pool table located in bar with new lighting over.
- Add new barrel poseur tables.
- Full decoration throughout with a mixture of painted and papered finishes.
- Floor finishes retained as existing.



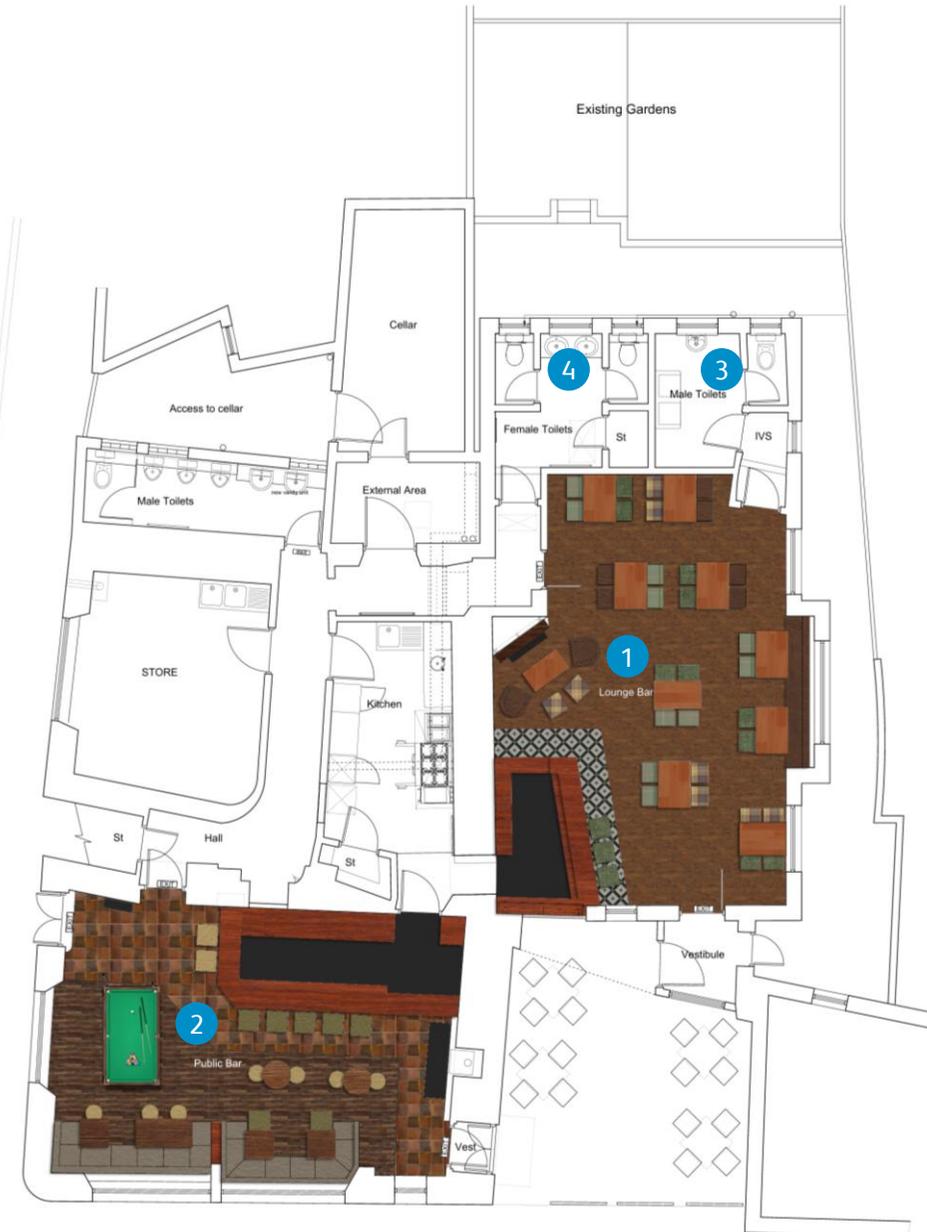
# Floor Plans & Finishes

## 3 Gents Toilets:

- Full decoration.

## 4 Ladies Toilets:

- Floor repairs.
- Full decoration.



# External Refurbishment



Foresters Arms, Aberdour, Scotland, KY3 05J

## Signage and external works:

- Full external decoration of pub.
- Refurbish existing external lighting.



## 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.

📞 08085 94 95 96

🖱️ [www.starpubs.co.uk](http://www.starpubs.co.uk)