



KATIE O'BRIEN'S
irish tavern

2024/2025 Requirements





existing locations



DURHAM

FEBRUARY 2023

Licence: 2.30am | **Capacity:** 300

Landlord: Kent County Council

Superannuation Fund | 2,700 sq² ft

NEWCASTLE

JUNE 2023

Licence: 3.30am

Capacity: 300

Landlord: Vaulkhard Group

3000 sq² ft

NOTTINGHAM

JUNE 2024

Licence: 2.30am

Capacity: 300

Landlord: Park Row Ltd

3330 sq² ft

LEICESTER

AUGUST 2023

Licence: 3am

Capacity: 400

Landlord: Camerons

4500 sq² ft

LEEDS

SEPTEMBER 2024

Licence: 4am

Capacity: 400

Landlord: Camerons

4000 sq² ft

SHEFFIELD

FEBRUARY 2024

Licence: 2.30am

Capacity: 300

Landlord: Moore Trust

4000 sq² ft

HARROGATE

OCTOBER 2024

Licence: 2.30am

Capacity: 350

Landlord: M&G

6000 sq² ft

where we want to be

Barnsley

Birmingham

Bristol

Cambridge

Cardiff

Derby

Edinburgh

Glasgow

Hull

Liverpool

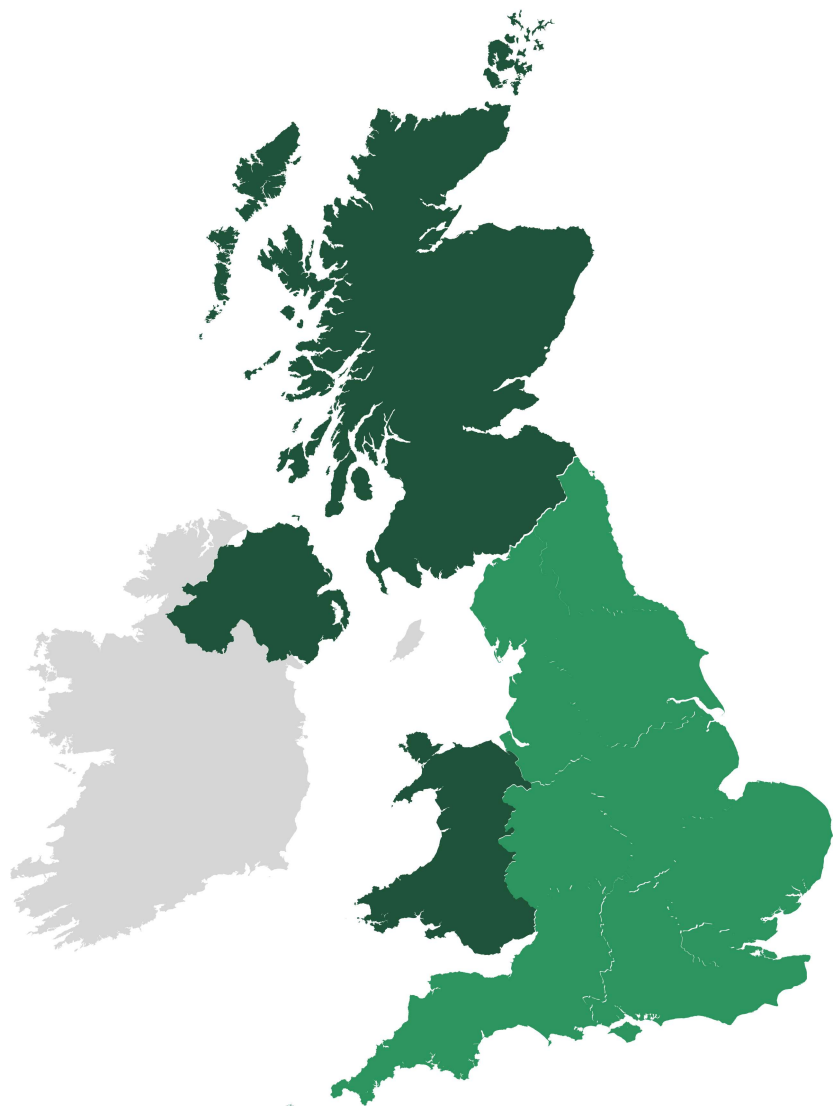
Manchester

Oxford

Reading

Wakefield

York



And eventually . . . London

what we need

- 2,000 square ft to 8,000 square ft.
- 2am licence
- Ground floor preferred, Basement and 1st floor considered
- Fitted units preferred, shell units considered

Due to ambitious rollout plans, units that have planning and licence in place, that have been used previously for similar purposes, are preferred.

However, fantastic locations will always be looked at.

Brand is wet and entertainment led, therefore does not require a kitchen.

However, we are happy to provide food provisions in the right locations.



who we are

The Innvest Leisure Group is owned and operated by brothers Gordon and Jonathan Codona, both have a vast knowledge of developing and operating different brands across the country. Starting working in the leisure industry in a family business, ranging from amusements to nightclubs. Both working in the industry over 25 years. The first step into the bar hospitality trade was in 2006. Both brothers have been involved in the business from inception.

Both extremely driven, passionate, and determined individuals, they successfully operate city centre venues in Newcastle, Durham, Leeds, Sheffield, Nottingham, Leicester, Birmingham and Solihull. With a wide range of experience across the sector, developing several brands including Sports Bars, Cocktail bars, Luxe bars and Nightclubs. Having successfully sold and traded on several venues they now are committed to developing the Katie O'Brien's brand.



the brand



Katie O'Brien's Irish Tavern is a city centre venue with a welcoming local pub feel. Whilst having a cosy environment for an early drink, Katie's stage for live entertainment sets it apart from rival venues. From local up and coming acts to nationally renowned bands, Katie's USP is it's fun party atmosphere.

The brand's style is inspired by a cosy authentic pub. Think dark wood, stained glass and warming fireplaces. The venues are intentionally split into cozy nooks

and intimate zones, all crucially with a great view of the stage. This layout works equally well for a great night out, or an after-work pint, where you can happily enjoy a drink.

The venues, whilst feeling intimate, also have the necessary size and capacity to cope with large crowds at the all-important weekend trade. Venues tend to trade at reasonable levels midweek, but, as expected in city centres, have peaks on Fridays and Saturdays.



TARGET market

Katie's target market is late twenties to late forties. This is a marketplace that appreciates quality and does not question the cost if the product is correct. This is helped us maintain a great Gross Profit, ensuring high profitability.

Due to its unique atmosphere, Katie's regularly attracts

customers either side of its target market, but remains loyal to its core values to ensure repeat custom of its desired market.

This age range has proven to be a loyal weekly market, as opposed to a younger market that tend to be much more fickle with styles and trends.



katie's performance



Katie's opened its first site in February 2023 and has become an instant hit in each location it has launched.

This shows that despite the different location in these cities, Katie's is a brand that has already proven it travels, from large

to small cities it has performed equally well.

The brand has found a gap in the market that appeals to a broad age range, something that is very rare in a city centre circuit environment.

25k - 30k
PEOPLE VISIT
KATIE O'BRIEN'S
A WEEK

OVER 15+
LIVE MUSIC
PERFORMANCES
PER WEEK AT
EACH VENUE

RECOGNITION FROM DIAGEO ON
EXCEPTIONAL GUINNESS STANDARDS

FASTEST GROWING
IRISH BAR BRAND IN THE UK

OUR team



Our business is well equipped to cope with our expansion plans, due to the infrastructure we already have. Each site has its own management team supported and overseen by our Head Office team which consists of:

Company Directors

Gordon Codona

Jonathan Codona

Operations Director

Shaun Jenkinson

Financial Controller

Lesley Brown

Accounts Executives

Lee Thompson

National Sales & Marketing Manager

Jessica Walker

Designer & Marketing

Coordinator

Maria Pelaez

Social Media Coordinator

Abbey Robbins

Launch Manager &

Entertainment Co-Ordinator

Zachary Collingbourne

Entertainment Manager

Kev Laws

The team work collectively to deliver our vision and all-important KPI's.



Richard Shuttleworth

rs@pudneyshuttleworth.co.uk

07747 008458

Will Hepplewhite

wh@pudneyshuttleworth.co.uk

07846 006790

Miriam Hughes

mh@pudneyshuttleworth.co.uk

07470 862042