

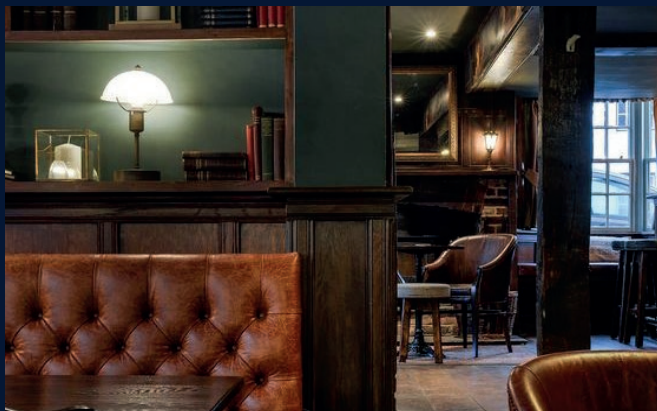


BUILDING COLOURS:

-  DH MIDNIGHT TEAL RENDER
-  DH PALE NUTMEG RENDER
-  DH RAVENS FLIGHT BARG BOARDS/ PLINTH
-  DH MIDNIGHT TEAL WINDOWFRAMES SURROUNDS



ABOUT THE OPPORTUNITY



WHY INVEST?

Complete refurbishment planned

A major refurbishment will truly transform the Wild Man. This will include a complete redecoration and refurbishment to the indoor trading spaces with new carpets, upholstery, fixtures and fittings. The pub will be rustic, comfortable and cosy - a classic country pub. We will add new leather seating, statement wallpaper, slate floor tiles and panelling to give the site a completely new look.

Externally, there will be a full redecoration and new signage scheme which nods to the pub's heritage and compliments the other listed buildings in the village.

Tranquil location

The pub itself is located in Sproughton, a picturesque village just to the west of Ipswich in Suffolk. The village has a listed church and a restored water mill which attracts visitors to the area. The garden backs onto the beautiful countryside that neighbours the pub. The local demographics consist of a high percentage of high affluence. Within a 20-minute walk time, there is only one other pub as a competitor.

A pub business with bags of potential

An excellent range of premium food and drinks, a complete refurbishment and a stunning setting will separate the site from anything else in the area and beyond. The Wild Man will give people a reason to stay local rather than going into town. The garden will be a key trade driver in the warmer months. The pub will boast some 150 covers internally and externally. This is a pub business with great potential. All we're looking for is the right operator to take it on....

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the Wild Man will appeal to a very broad spectrum of customers, including:

- Couples, groups and families looking for a premium local pub to enjoy drinks or a quality meal
- “The snug” area will be ideal for locals wanting a quality pint after work or lunchtime snack with friends.

OFFER

When refurbished, the Wild Man will offer:

- Quality pub food done to a high standard, from local producers. Affordable mid-week treats and have a reputation for great Sunday roasts.
- Premium drinks including lagers, ales, wines, craft beers and spirits.
- A barista style coffee offer
- Quiz and theme nights throughout the month
- Community events hosted in the pubs outdoor areas will be another key part of the pubs offer

INTERNAL MOODBOARD

THE WILD MAN INTERIOR SCHEME

LIGHTING STYLES

SNUG AREA

FIXED SEATING STYLE

FLOOR LAMP

RUG STYLE

PAINT COLOURS

CERAMIC SLATE TILES

LOG BURNER

SHARING TABLE STYLE

EXISTING TILE

CONDIMENT UNIT

FEATURE LIGHT

INTERIOR STYLE

DUMBWAITER STYLE

DINING AREA

NEW WALLPAPER

SCREEN DETAIL

RESTAURANT CARPET

W.C. AREA

NEW WALLPAPER

DRINKS SHELF

SIGNAGE STYLE

W.C. LIGHTING

QUARRY TILES

LEATHERS

PANELING STYLE

WINDOW DRESSING FABRIC

UPHOLSTERY

BRIC A BRAC STYLE

VANITY UNIT STYLE

FURNITURE STYLES

star PUBS & BARS

Concept

EXTERNAL MOODBOARD



- ITEM A. ONE X NEW DOUBLE SIDED FLAG STYLE POST SIGN. LINOLITES
- ITEM B. ONE X NEW GABLE SIGN WITH INDIVIDUAL LETTERS. TROUGH LIGHT.
- ITEM C. ONE X NEW TRIANGULAR SHAPED BOARD WITH WELCOME LETTERS.
- ITEM D. TWO X NEW AMENITY BOARDS TO NEW POST SIGN.
- ITEM E. ONE X NEW A3 MENU CASE TO REAR.
- ITEM F. ONE X NEW WALL LIGHT.
- ITEM G. ONE X NEW CAR PARK DISCLAIMER.
- ITEM H. FOUR X NEW LED WARM WHITE FLOOD LIGHTS.
- ITEM I. ONE X NEW 'A' BOARD.
- ITEM J. ONE X NEW PAINTED LOGO TO HIGH LEVEL APEX.

SIGN COLOURS:

- RAL 5011
- RAL 1013

TYPEFACE:
COCHIN/SHELLEY

RENDERED FLOOR PLAN



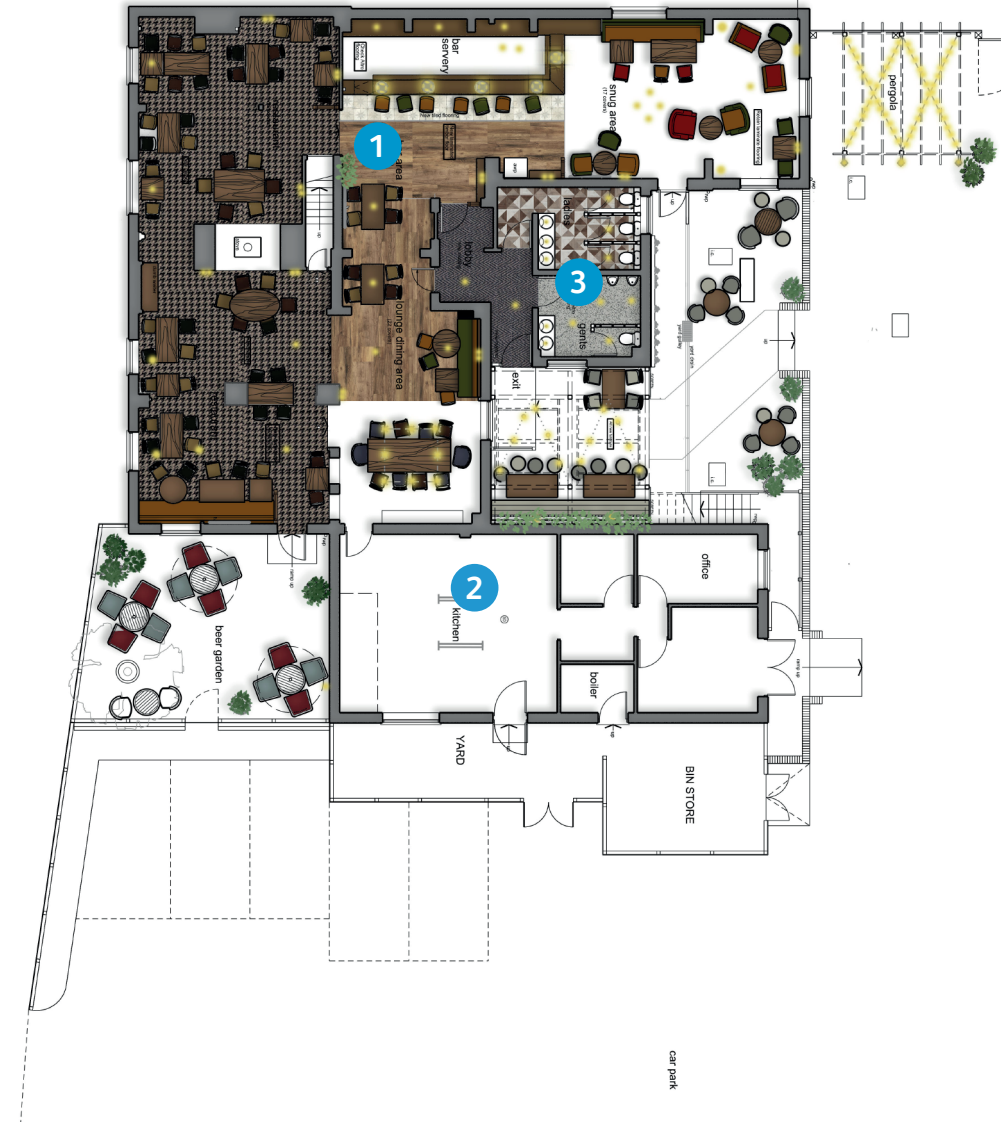
FLOOR PLANS & FINISHES

1

TRADING AREA

The interior will be fully refurbished and redecorated. Works will include:

- Carry out complete decorations, retain panelling and decorate and provide new wallpapers etc
- Provide new lighting including some new points. Supply of lighting F & F . Ensure dimmer system and USB socket
- Retain laminate flooring, quarry tiled flooring, provide new karndean in front of bar area,
- Provide new matting, provide new carpet
- Refurb backfitting, strip, stain bar tops, paint front. Remove canopy and posts above bar. Provide new bar sink. Relocate coffee machine.
- Provide new panelling, change dec glass to clear, provide new feature walls, retain dumb waiter and refurb, remove carvery, provide new opening between walls to open areas up.
- Provide new section of fixed seating.
- Provide curtain to new opening
- Provide TV locations and AWP`s
- Check all ironmongery to doors
- Provide new window dressings as noted
- Loose furniture to be refurbished and new provided.
- Tidy up cables through out
- Upgrade/ check intruder alarm/ CCTV
- Allowance for new bottle coolers, glasswasher, ice machine, coffee machine, music system/ tv`s



FLOOR PLANS & FINISHES

2

BAR SERVERY

Works will include:

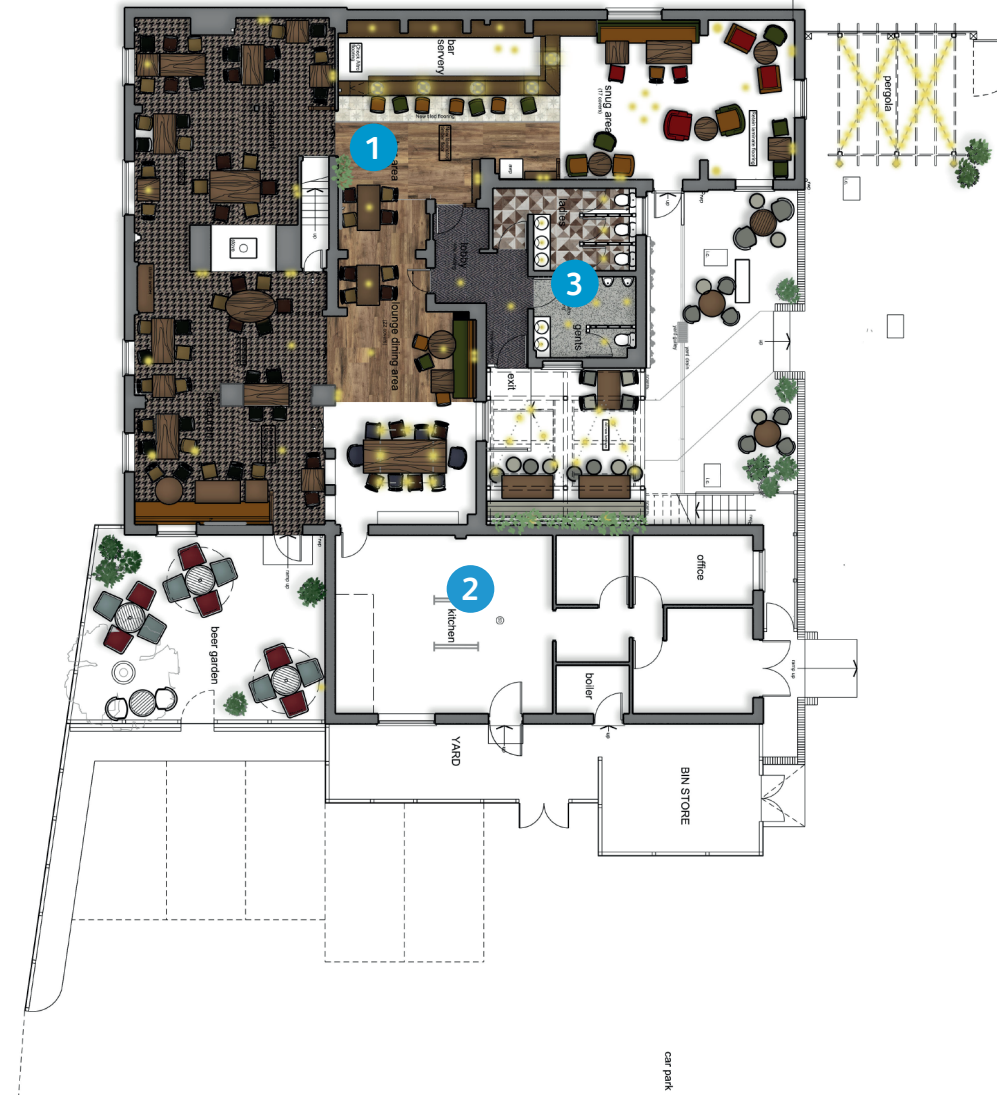
- Carry out complete decs to kitchen ceiling only and clean/ repair wall tiles. Small allowance for general decs in cellar
- Clean altro / check and repair
- New kitchen layout by Airedale. Provide new services/ check loadings.

3

TOILETS

Works to include:

- Move the gents to where the ladies is currently and vice versa
- Add new flooring, cubicles, tiling, vanity units, mechanical ventilation, new sanitary ware and boxing out to WC's
- Provide new hand dryer/ wc seats/ mirrors / lighting



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- Complete external repairs prior to redecoration. Carry out complete external decorations and new signage and lighting.
- Retain garages and repair.
- Repair potholes to carpark. Retain pergola, remove roof if can't be cleaned.
- Provide lighting, decorate, jet wash under. Cut down fence/ gate to this elevation.
- Create bin store, provide new fencing, remove shed. Add gates/ create yard.
- Tidy garden.
- Provide new external furniture, living wall features
- Jet wash patio to rea area, provide new Indian stone pathway to entrance, provide new covered area with polycarbonate roof, screening, new fixed seating under



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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.

 08085 94 95 96

Or visit

 www.starpubs.co.uk