



THE  
MANVERS

THE  
MANVERS

GREAT QUALITY  
FOOD & DRINK  
← →  
CAR PARK TO REAR  
← →  
BEER GARDEN

PER GAMBLE  
TRADITIONAL  
PUB  
WARM  
WELCOME

PER GAMBLE  
TRADITIONAL  
PUB  
WARM  
WELCOME

# About the Opportunity



## Why Invest?

### Available on our management agreement, Just Add Talent

An exciting refurbishment will transform the Manvers Arms into a premium local pub, maintaining its charming period features. Inside, the retainment of the grand bay entrance and bar area, complete with darts and a pool table, will ensure the pub remains a firm local favourite. Updating the dining and snug area will broaden its appeal.

In addition, the upgraded beer garden and general garden/car park repairs will reposition The Manvers Arms to be an exceptional community pub with year-round appeal.

### Great location

The Manvers Arms occupies an enviable position on the main road in Radcliffe on Trent. The refurbishment will allow the lessee to capitalise on the 6,100 affluent professionals living within one mile, looking for a great local bar with a strong food and drink offer. On top of this, local attractions including the National Water Sports Centre, Trent Bridge Cricket Ground, and nearby golf courses will attract significant visiting customers.

### Tap into this pub's potential

Post-refurbishment, The Manvers Arms has the potential to become a booming pub with something for everyone. The lively bar, updated lounge, and upgraded beer garden will provide a space for locals to unwind and drink with friends. An improved coffee and lunch offer, live sports and a great range of food & drinks give the locals of Radcliffe-on-Trent a pub to visit time and time again.

# About the Opportunity



## Target Customers

When refurbished, the Manvers will appeal to:

- A broad range of locals from the village given its premium offer, look and feel.
- Families looking to enjoy a meal in a friendly welcoming pub with a great atmosphere.
- Live sports fans looking to watch all the top matches & enjoy a game of pool or darts.
- Friends or loved ones looking to catch up over a quality drink or bite to eat.

## Offer

When refurbished, the Manvers will offer:

- A range of great quality draught beers and ciders, a good selection of cask ale, soft drinks, a great selection of No and Low and a good range of popular wines and spirits.
- A home-cooked, tried & tested food menu available from the Just Add Talent management agreement model.
- A coffee offering.
- Occasional entertainment, such as live music & pub quizzes, as well as live sports.
- Pub games machines such as pool tables & darts.

# Internal Mood Board





# Floor Plans & Finishes

## 1 General Trading Areas

- New darts board & position.
- Fires to be retained as existing, no works to any.
- Part new / part refurbished fixed seating as per plan.
- Limited new joinery, new drinks shelf to AWP's, all existing joinery to be sanded & re- polished.
- New flooring throughout trade area including new matting to entrances / lobbies, new tiles & vinyl flooring and new carpet
- Minor modifications to back bar for product display within existing surrounds. Repairs to front bar carcassing. Sand and repolish all existing counters
- Overhaul all existing doors and ironmongery.
- Full internal redecoration to trade public areas, WCs and bar counters.
- Form new office to rear bar area, new door/block up door, new vinyl & shelving as required.
- Some new selective F&F loose furniture plus refurbish some recover existing fixed seating & part new. New bric-a-brac throughout. New dress curtains and blinds.
- New decorative light fittings to existing positions.
- New operational F&F items including bottle coolers to bar area, tills, glasswasg & coffee machine.
- Toilet areas, repair and part refurbishment of Gents / Ladies & Accessible WC provision including new vanity/tiling to Ladies & repairs to Gents.



# Floor Plans & Finishes

## 2 Kitchen & Cellar

- Prepare and redecorate cellar, minor repairs, new BWIC with python installation as required.
- New safety flooring throughout kitchen areas
- Renew existing kitchen equipment to existing locations and plan. New equipment in line with layout, upgrade extract canopy and input ventilation as required, new services in line with layout.
- Service cellar cooling plant

## 3 Private Accommodation

- Existing kitchen/bathroom to be cleaned, redecorated & brought up to JAT standards. 2no bedrooms & living room to be re-decorated and receive carpet clean.



# External Refurbishment



## Signage and external area

The pub exterior, lighting and signage will benefit from a full redecoration. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior.

Works will include:

- External pre-decoration repairs
- External redecoration of building all elevations including joinery.
- New signage and lighting to current scheme and subject to planning approval.
- Car park, retain tarmac surfacing, isolated pot hole repairs.
- Existing fencing/boundary to remain as existing.
- Clean out gutters and leave watertight.
- Overhaul drains to ensure they are flowing and operational.
- Form new stepped entrance from beer garden into trade, replacing existing & making area safe & accessible.
- New A frames to existing grassed area, weed & feed treatment to lawns & remove play equipment/general tidy up allowance only.
- New hanging baskets and watering system.





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