



# About the Opportunity



## Why Invest?

### Complete Refurbishment Planned!

The proposed refurbishment of the Manor House involves a comprehensive interior redecoration, with updated fixtures and furnishings and a curated selection of Bric & Brac. This overhaul will create a warm and inviting atmosphere, a great pub that does great food. The external refurbishment will include new signage, a complete redecoration of the exterior, and enhancements to the garden area. These external improvements are anticipated to significantly enhance the Manor House's kerb appeal, making it more attractive to passersby.

The combination of upgraded interiors and an appealing exterior is poised to attract a new range of consumers seeking a high-quality offering. The pub's Great Pub Great Food style and improved external area are expected to make it particularly appealing to families and a diverse set of consumers, thereby positively impacting trade.

### Great Location & Demographics!

The Manor House is situated in Wortham near Diss, positioned along a bustling main road leading to Diss and the coast, offering high visibility and accessibility. Wortham itself is characterized by its village charm, catering to a demographic with high affluence. The local population within a 20-minute drivetime radius amounts to approximately 60,000 residents. The proposed refurbishment will appeal to the affluent demographic with its comprehensive refurbishment, Great Pub Great Food style and quality external area.

### Tap Into This Pub's Potential!

This pub presents a compelling investment opportunity due to its potential to attract local residents, especially the target demographic of the 60,000 population within a 20-minute drivetime. With 100 internal covers and an additional 140 external covers in a stunning garden setting, the pub offers ample seating capacity to cater to a diverse clientele. The unique selling points, including the well-designed garden, new external signage, and decoration, set it apart from competitors in the area, enhancing its overall appeal.

# About the Opportunity



## Target Customers

When refurbished, the Manor House will appeal to:

- Guests looking for a quality outdoor trading area
- Groups of friends wanting to meet up and enjoy social activities together, such as a quiz in the bar or themed food nights.
- Couples looking for a premium venue to enjoy date nights together
- A wide range of guests wanting a great meal in a great venue

## Offer

When refurbished, the Manor House will offer:

- A full Heineken draught range as well as craft beers.
- Premium wines, spirits, and soft drink offer including zero alcohol options.
- A full range food offer
- A coffee offer
- Quiz nights, themed food nights, gin & wine tastings and some live entertainment

# Internal Mood Board



Internal Scheme  
The Manor House - Wortham

# External Mood Board

Festoon lighting throughout



Pergola to rear garden



New external furniture



New timber planters

External Scheme  
The Manor House - Wortham

# Rendered Floor Plan

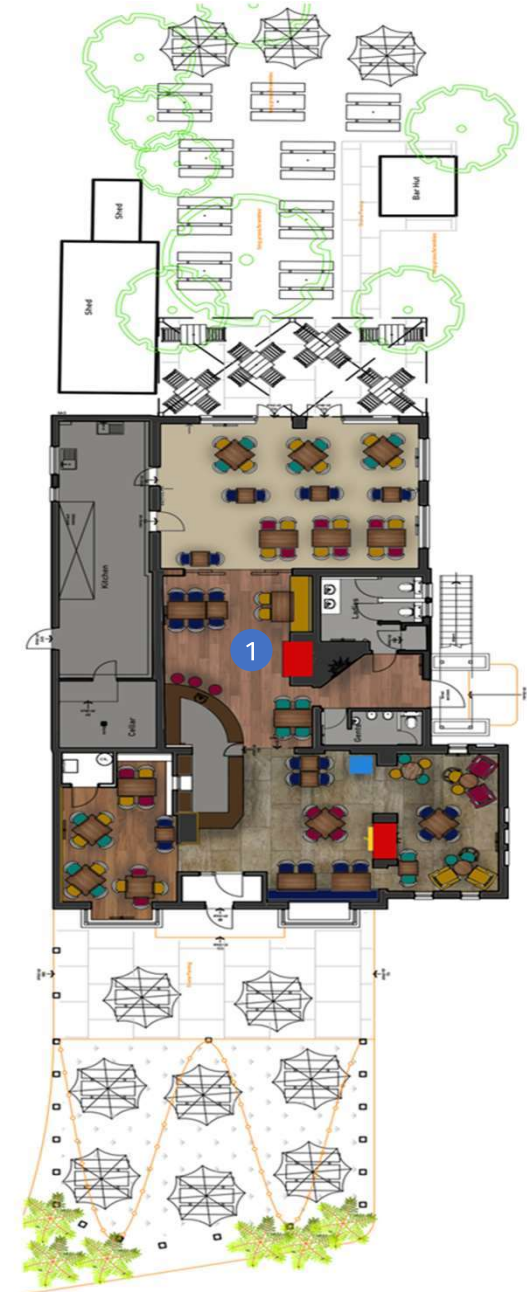


# Floor Plans & Finishes

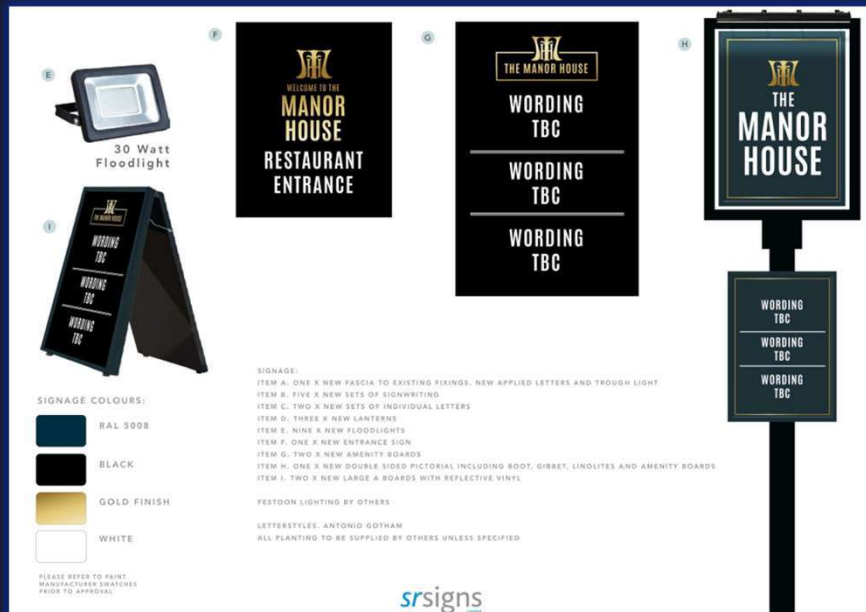
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## General Trading Areas

- Internal Redecoration
- New F&F and Bric-a-Brac
- Replace wall coverings where previously papered
- Decorate existing bar
- Clean existing floors



# External Refurbishment



## Signage and external area

- External repairs prior to redecoration
- External redecoration
- New signage and lights to current design
- Construct new covered area to rear with festoons (festoons to front also)
- Tidy shrubbery throughout
- Retain paving and repoint where necessary





## 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)