



BUILDING COLOURS:

DH PEWTER PLATE
RENDER

● THORLEY PARK TAVERN, THORLEY PARK CENTRE, BISHOP'S STORTFORD, CM23 4EG ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic refurbishment planned

An excellent refurbishment will transform the Marne (proposed name change to the Thorley Park Tavern) into a premium local pub. Redecorations throughout the interior trading spaces will breathe a new lease of life into this pub.

Externally, we will be giving the pub a 'face-lift' by installing attractive signage and lighting to increase the pubs kerb appeal. We will also be making improvements to the pubs already excellent garden.

Village location

The Thorley Park Tavern is located in Bishops Stortford, a historic market town in Hertfordshire. The pub is next to a shopping centre and a parade of shops and local businesses. The area is of high affluence and there are 3,300 adults living within a ten-minute walk of the pub.

Serious potential

The Thorley Park Tavern already operates to a decent level. The planned refurbishment will expand upon this with a full internal and external re-decoration. These changes alongside the ability to offer an amazing food menu, will give the pub the ability to appeal to a broad spectrum of consumers who want to meet friends for a drink or to dine throughout the year. With 188 covers split across the internal and external trading areas, this pub has bags of potential. All we are looking for is the right operator.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished Thorley Park Tavern will appeal to:

- All ages and groups with its potential for a quality of food offer and premium drinks selection.
- Families looking for a place to enjoy a meal together
- Locals looking to catch up over a drink, watch live sport or enjoy a game of pool or darts
- Visitors and tourists to the area

OFFER

When refurbished, the Thorley Park Tavern will offer:

- A premium focused range of quality drinks including cask ales, lagers, spirits and cocktails
- A home-cooked, traditional pub food menu. Affordable for mid-week occasions with a good kids menu too
- Coffee & cakes, to enhance the pubs daytime trade
- Entertainment as part of the rhythm of the week, such as weekly live music and live sport

INTERNAL MOODBOARD

MARNE INN BISHOP'S STORTFORD



EXTERNAL MOODBOARD

EX/NEW FURNITURE



UMBRELLAS



EX PAVING



FESTOON LIGHTING



PAINTED PICKET FENCE

RAILWAY SLEEPER STEPS



EX GRASS

EXTERNAL MOODBOARD



- ITEM A. ONE X NEW DOUBLE SIDED PANEL TO EXISTING POST, NEW LINOLITES.
- ITEM B. THREE X NEW ROUNDAL SIGNS
- ITEM C. SIX X NEW HIGH LEVEL 30W FLOODLIGHTS
- ITEM D. ONE X REFURBISH/REPAINT FASCIA PANEL TO PORCH
- ITEM E. ONE X NEW CAR PARK DISCLAIMER
- ITEM F. TWO X NEW AMENITY BOARDS
- ITEM G. TWO X RELAMP LANTERNS
- ITEM H. SIX X NEW 10W FLOODLIGHTS
- ITEM I. ONE X NEW A1 POSTER CASE
- ITEM J. TWO X NEW A BOARDS WITH A1 POSTER CASES
- ITEM K. ONE X NEW SIGNWRITTEN ROUNDAL TO FENCE



THE MANAGEMENT CANNOT ACCEPT ANY LIABILITY FOR LOSS OF OR DAMAGE TO ANY VEHICLES PARKED ON THESE PREMISES

SIGN COLOURS:
 BS 18 C 39
 RAL 1013

TYPEFACES:
 TRADE GOTHIC CONDENSED
 WANDERTUCKER

RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

TRADING AREAS

The trading areas will be fully refurbished and redecorated. Works will include:

- Full internal redecoration to trade public areas, WCs and bar counters. No alterations or improvements included
- No new lighting design, locations or controls included
- Provision of new back fitting and clad bar front
- Provision of new floor coverings in accordance with Designer drawings
- Minor refurbishment to toilets to include floor coverings, vanity units and cistern boxes as per detailed design
- Ensure property is compliant for electrical, gas, emergency lighting and fire alarm systems.
- All associated Mechanical and electrical works to facilitate the project



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

- External repairs prior to redecoration
- External redecoration of main pub building plus associated canopies and immediate adjacent covered area
- New signs and lights to current design and subject to planning approval
- Undertake works to garden in accordance with Designer documents to include, new fencing to screen kitchen elevation, tidy up planting at same location, provision of festoon lighting and sweep and de-weed newly formed drinking area





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



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