



## The Green Man, Cambridge

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Visuals are for illustrative purposes only. Schemes may vary post completion.

## The Green Man

59 High Street, Grantchester, Cambridge, CB3 9NF

### Why invest?

- **Total transformation** – an extensive refurbishment at this beautiful pub in the tranquil village of Grantchester, which is just outside Cambridge, will include a hugely expanded outdoor trading space complete with an outside bar and kitchen. The garden area backs onto the main footpath/ cycleway into Cambridge, while it's situated by the banks of the River Cam, so is a big draw for passing footfall.
- **Staying traditional** – Despite extensive renovations, The Green Man will retain its traditional interior feel, which provides a point of difference to the local competition.

### Target customers

- The pub, which will appeal to a wide range of consumers, will attract local people and visitors from nearby towns, as well as tourists who are exploring Cambridge and the local area.

### Offer

- Quality pub food will be a cornerstone of the offering, and this will be supported by premium real ale options plus wines, ciders and lagers, creating a go-to food and drink destination.
- The large garden with its outside bar will also be a key trade driver. It will boast some 260 external covers, some of which will be covered for use all year round.



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Click on the **i**  
to reveal details of the proposed refurbishment.

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**This is a fantastic opportunity to take on a pub that's ready for refurbishment and growth.**

An extensive refurbishment will significantly enhance the potential of this beautiful pub near Cambridge. A great new pub food offering will appeal to a wide range of consumers, while the pub will benefit from substantial passing footfall given its enviable location by the banks of the River Cam, with a garden area backing onto the main footpath/cycleway into Cambridge.

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# The Green Man, Cambridge

## Schedule for The Green Man

### Bar servery

Works to the servery will include the following:

- A new backfitting will be introduced.
- The bar tops will be stripped, stained and repolished.
- New Altro flooring will be added.
- A new coffee machine position will be added.

### Bar area

Works to the bar area will include the following:

- A new TV position will be added.
- The fireplaces will be retained and cleaned.
- New lighting will be added.
- Redecorations will take place throughout.

### Restaurant area

Works to the restaurant area will include the following:

- New dress curtains will be added.
- Two new authentic radiators will be introduced.
- The existing bench seating in the raised area will be retained.

### Kitchen

Works to the kitchen will include the following:

- A new kitchen layout will be provided by specialists.
- Redecorations will take place throughout.

### Toilets

Works to the men's and women's toilets will include the following:

- In the men's toilets new Altro flooring will be provided, along with a feature sink.
- In the women's toilets a new vanity unit will be provided.

- Both the men's and women's toilets will be fully redecorated.

### Outdoor area

The extensive works to the outdoor area will include the following:

- A large amount of new fixed seating will be added, with the number of covers increasing from 140 to 260.
- New planters will be added, along with floodlights, while festoon lighting will decorate the area, including lighting in trees.
- A timber pergola will be added featuring lighting, a woodburner and LED heat lamps.
- The existing covered area will be retained, with new fixed seating added to the rear, along with heat lamps, faux planting and festoon lighting.
- The kitchen/bar will be redecorated, cleaned and repaired. The bar will have a simple design and backfitting and will benefit from SmartDispense technology to enable remote keg storage.

### Signage and lighting

A full new signage and lighting scheme will complement the interior refurbishments.

Works will include the following:

- A new house name sign will be provided, along with a new amenity text sign.
- Two new A2 poster cases will be introduced, along with a new A board.
- A new pictorial sign with linolites.
- Two new floodlights along with two lanterns will be added.