



● The Thatch & Thistle, 147 Norwood Rd, Southport PR8 6EF ●



# About the Opportunity



## Why Invest?

### We'll do the refurbishment – you bring the talent!

Inside the pub, an extensive refurbishment is underway, with a comprehensive overhaul of the interior. This transformation involves redecorating internal painted surfaces, new equipment in the kitchen and refreshing the fixtures & fittings. The aim is to breathe new life into the space, creating a warm and inviting atmosphere for patrons. These interior changes are poised to reinvigorate the pub's appeal and make it a hub for the local community.

Externally, the pub's facade will also undergo a facelift with the existing signage being refreshed, brand new Heineken branded benches and new planters. This external refurbishment will significantly enhance the kerb appeal, making the pub more visually appealing and welcoming to passersby. This refurbishment sets the stage for a fresh start, and with the right operator, it promises to reinvigorate the pub's trade and strengthen its ties with the community.

### Great Location

The Thatch & Thistle is located on the outskirts of Southport, in the charming parish of North Meols, nestled on the edge of Blowick. The demographics surrounding the pub are diverse, featuring a strong community to the north, attractive mid-19th-century detached houses to the west, a bustling industrial area to the east, and a secondary school to the south. Its proximity to Meols Cop train station, Southport town centre, Southport Football Club, as well as the forthcoming Sainsbury's flagship store and retail park, positions it at the heart of local activity and makes it a standout destination for residents and visitors alike.

### Big Pub, Bigger Potential!

The Thatch & Thistle holds substantial potential as a promising investment opportunity. With a strong trading history prior to its conversion to Just Add Talent, it is poised to perform exceptionally well with dedicated and enthusiastic operators. Boasting 161 internal covers and an additional 120 external covers in its garden, it offers a significant capacity to cater to patrons. The refurbishment coupled with the Just Add Talent agreement makes this ideal for a community-minded operator who values being an integral part of the local neighbourhood. Whether for a first-time or experienced lessee, the Thatch presents a unique and lucrative proposition.

# About the Opportunity



## Target Customers

When refurbished, the Thatch & Thistle will appeal to:

- Families looking for somewhere local to enjoy a quality, good value meal
- Locals wanting to meet up and enjoy the midweek quiz
- Couples & groups of friends looking for a quality venue to watch the sport.

## Offer

When refurbished, the Thatch & Thistle will offer:

- A competitively priced drinks offer with the best brands on the market.
- Brand new Just Add Talent food offer coupled with promotions
- A simple coffee offer
- Live sports through Sky & TNT Sports.
- Entertainment in the form of quizzes, darts, dominoes, charity fundraisers, live entertainment.
- A welcoming venue to host parties, celebrations and funerals.



# Internal Mood Board

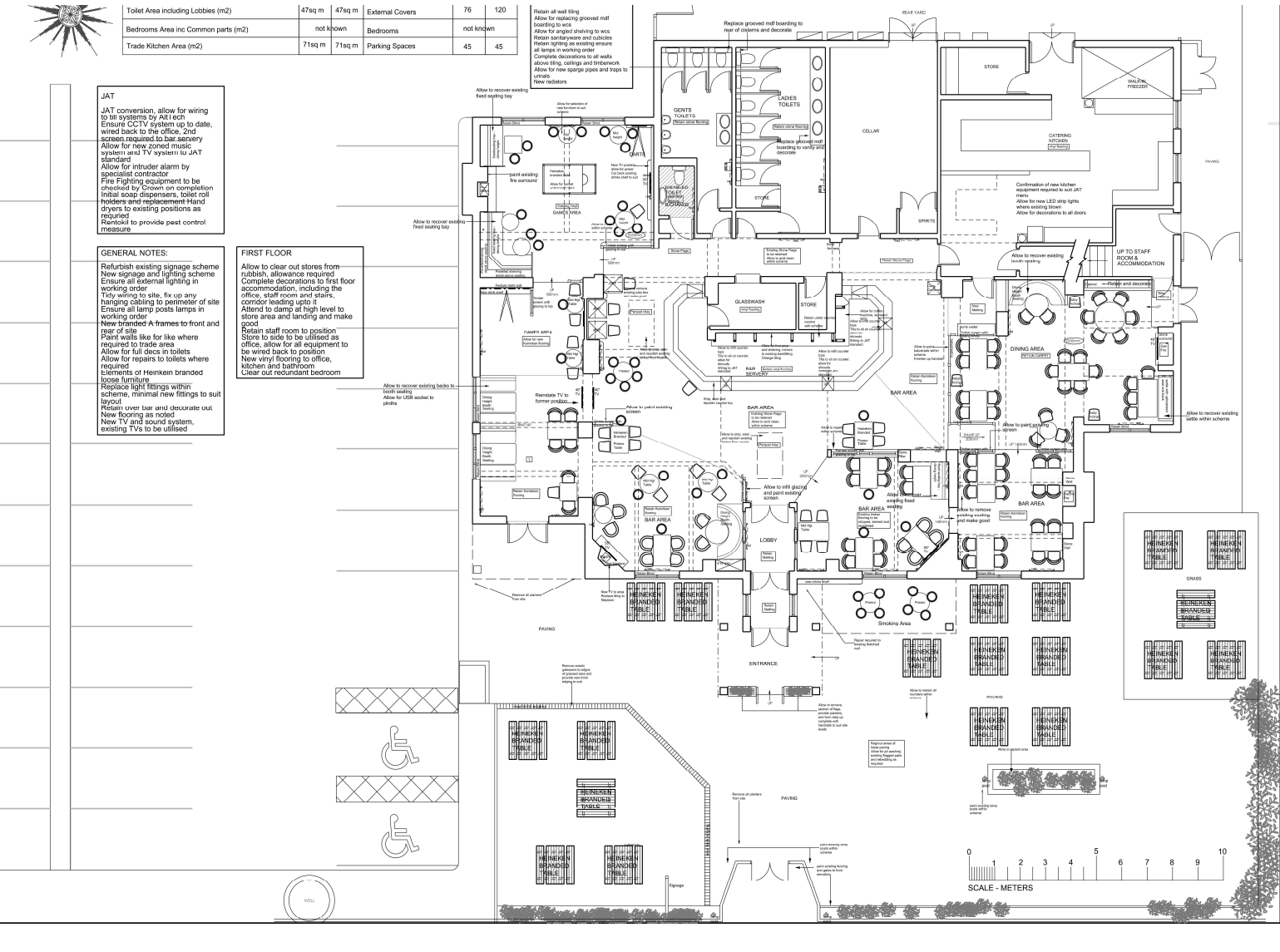




# Internal Mood Board

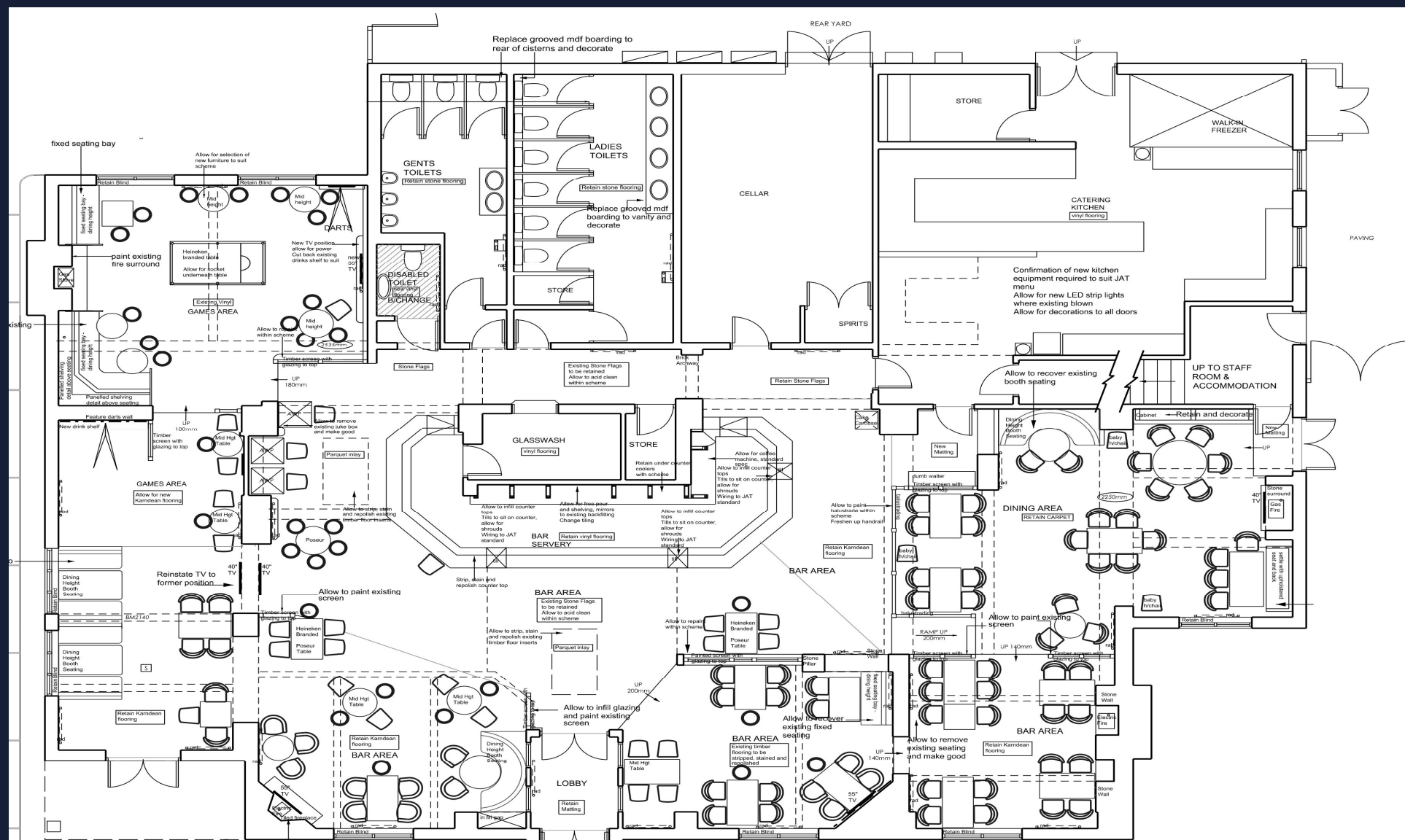


# Internal & External Plan





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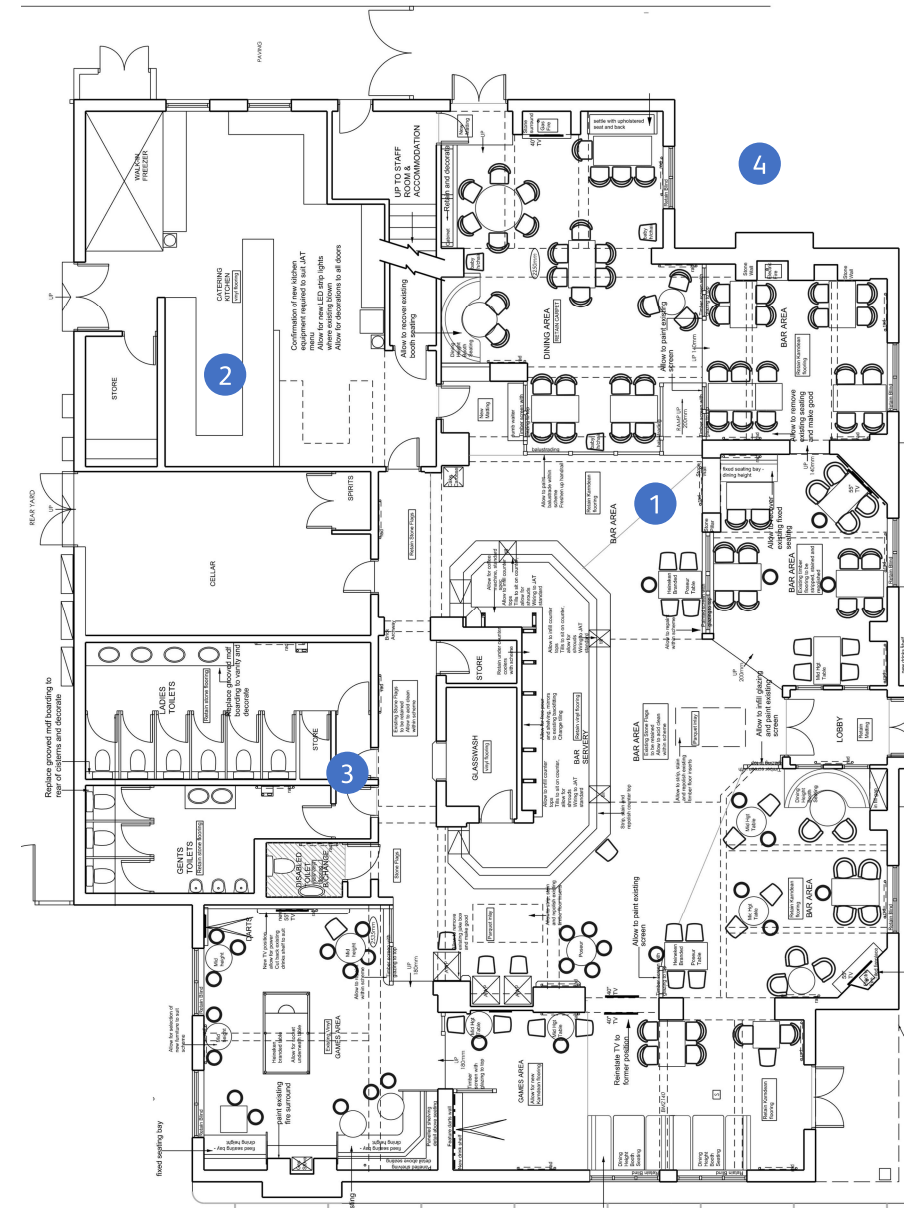
# Floor Plans & Finishes

## 1 General Trading Areas

- Targeted internal decorations in the trading area and toilets
- New flooring in darts area & accessible toilet. Refurbish or deep clean remaining floor
- 3 AWP's (currently two)
- Recovering fixed seating
- Adding a mixture of poseur height and dining height tables
- Sand and stain bar top
- Minor amends to back bar
- 2 new TVs

## 2 Kitchen

- New pass-through dishwasher
- New ambient and heated gantries
- 2 under counter fridges and 2 under counter freezers
- 2 upright freezers and 1 upright fridge
- 2 microwaves
- Convection oven
- Twin pan fryer
- Two ring boiling top





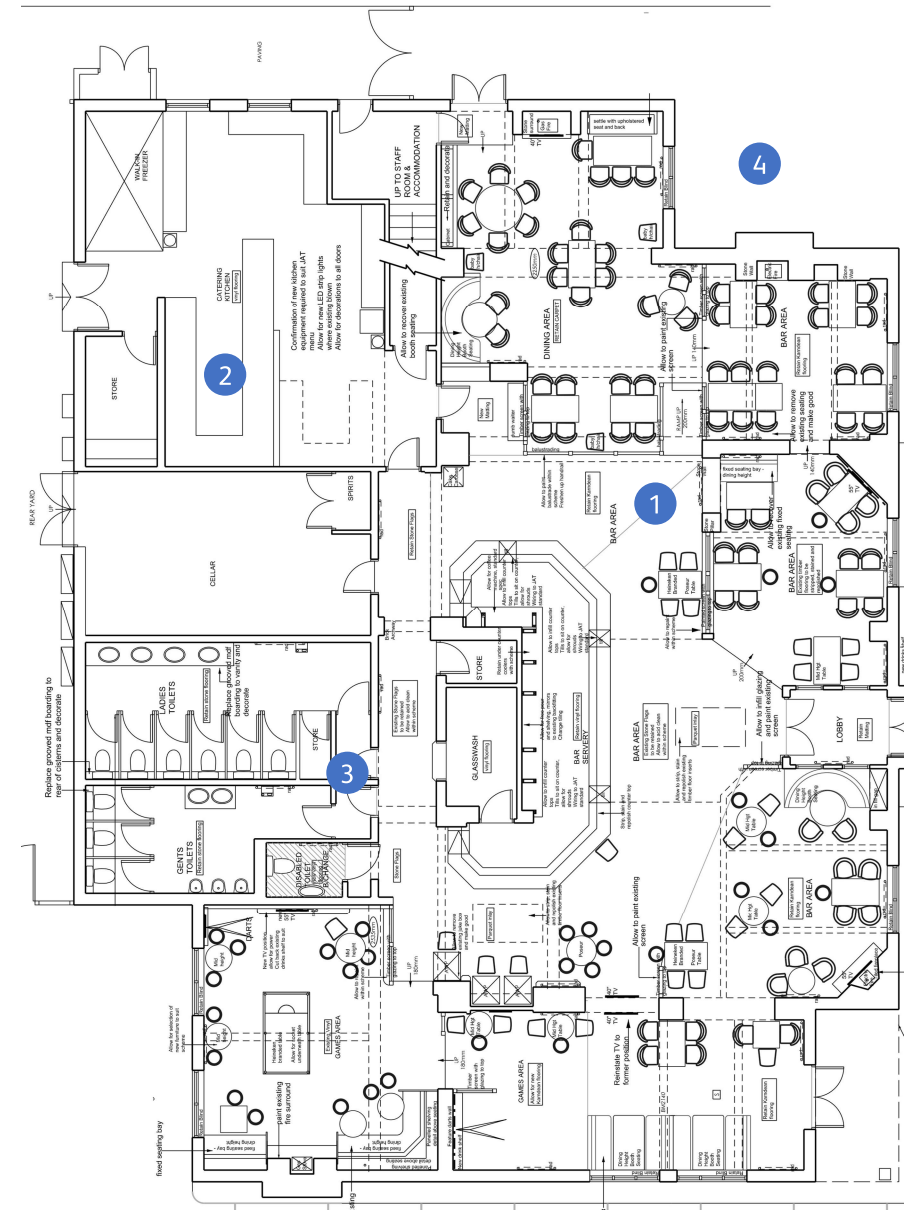
# Floor Plans & Finishes

## 3 Toilets

- Limited decorations where required
- Clean flooring
- New vanity unit in ladies
- New cistern boarding in gents

## 4 General Works & Private Accommodation

- New light fittings
- New office in first floor
- Decoration, carpets and fully fitted kitchen and bathroom in the living accommodation
- New tills
- New CCTV
- New wi-fi throughout the pub
- Repairs to window frames where necessary
- Curtains and blinds where specified



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## Signage and external area

- Refresh existing signage
- New A0 correx boards
- Branded Heineken benches
- New planters and planting
- Reconfigure the entrance ramp to steps at front and add in a ramp to left hand side.





# THATCH & THISTLE

SOUTHPORT

FOOD SERVED  
ALL DAY

SELECTED WINES  
& SPIRITS

CRAFT  
& CASK ALES

BEER GARDEN



## 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.

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