



The Old Crow, 248 Crow Lane East, Newton Le Willows, WA12 9TZ



Our Management Agreement

- The Just Add Talent management agreement provides the perfect combination of our retail offer, all of the support we provide and your talent to execute it.
- Our management agreement offers you a ready-made pub. We provide the menus, the fantastic brands, and a tried and tested food offer along with award winning training for you and the staff. All of which is locally executed by you.
- You will need a £3,000 deposit to enter the management agreement. We cover the operating costs of the business, excluding the staff wages and employee liability insurance. Accommodation is also included at many of our sites.
- You can earn between 20% to 30% of the net weekly sales. From this you'll pay the staff wages, and your own income. In addition to this, you'll receive quarterly a 20% share of the net operating profit.
- You'll have us by your side throughout, offering the help and support you need to succeed.
- If you're enthusiastic and retail focused, you're exactly what we're looking for. You don't need to have any specific industry experience; you simply need to be up for the challenge to execute the retail offer and bring out the best in the great British pub.

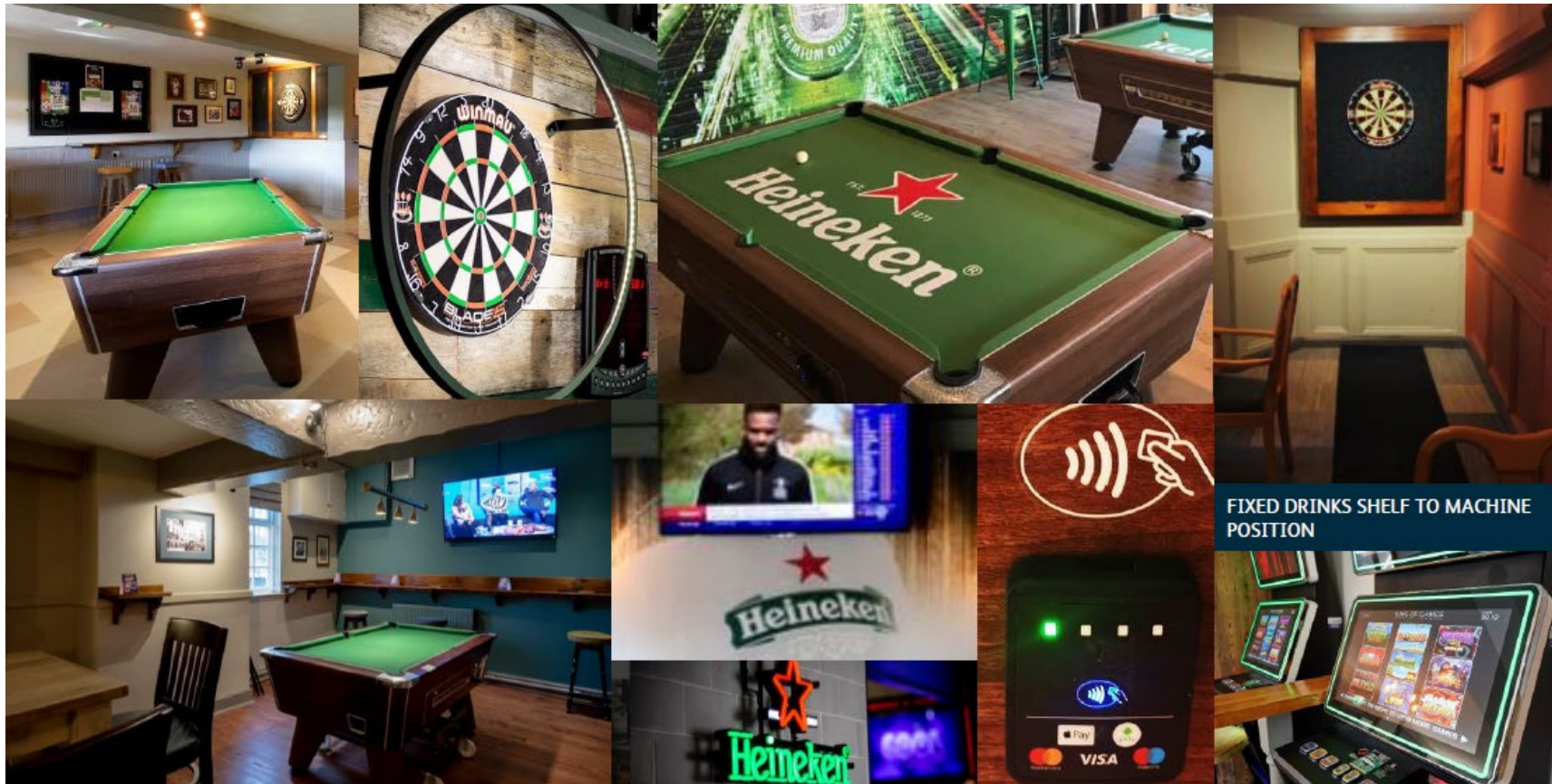
Internal Mood Board



Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- New lighting throughout and installation of blinds.
- Addition of new bric-a-brac design elements for a homely feel.
- Tidied cabling and updated electrical systems.
- New office space in private accommodation.
- Compliance upgrades for electrical, gas, and fire safety.
- Sustainability enhancements to achieve an EPC rating of 'C'.

2 Bar Servery:

- Relocated tills for better service flow.
- New tiling, mirrors, and illuminated bottle steps.
- Bar front decoration and sanded finish.
- New coffee machine.
- Added bottle coolers, glasswasher, and ice machine if needed.

3 Ladies & Gents Toilets:

- New safety vinyl flooring in the ladies' toilet.
- Retained wall tiles and repairs as needed.
- Decorative upgrades to vanity units and cubicles.



Floor Plans & Finishes

4 Games / Bar Area:

- Retain and refurbish pool table.
- Recover and supplement fixed and loose seating as needed.
- Refurbish stained and painted surfaces.
- Updated darts position with a new surround.
- Deep-cleaned stone flooring and new vinyl in the pool room.
- Wooden blinds and curtains as per design plan.
- Community-focused decor and bric-a-brac.

5 Lounge Area:

- New fixed seating.
- Feature wallpaper for added style.

6 Private Accommodation:

- Refurbished office and three bedrooms to habitable standard.
- New carpet and flooring, kitchen appliances, and bathroom
- General decorative upgrades.



External Refurbishment

Signage and external works

- Fresh paint on exterior surfaces.
- New signage, lighting, and stained picnic benches.
- Re-pointed paving and additional seating.
- General repairs and upkeep.





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