



The Old Toll House, Hatfield Road, St. Albans, AL1 4UN



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



Rendered Floor Plan



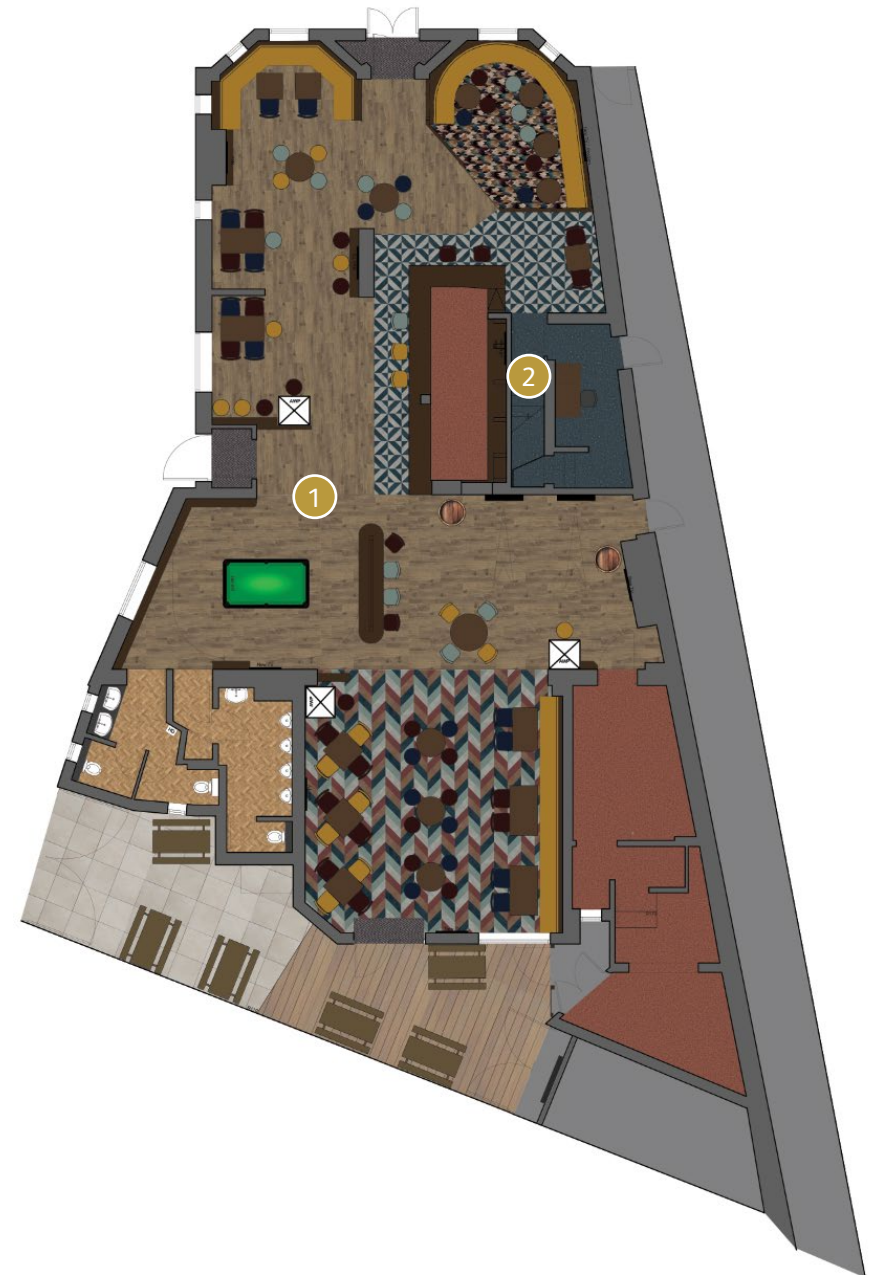
Floor Plans & Finishes

1 General Trade Areas:

- Update lighting, capping off any removed fixtures; ensure power connections for AWP and TV points.
- Refurbish and adjust existing furniture.
- Decorate all painted surfaces and add feature wallpapers.
- Install a new JAT specification music system, removing the existing jukebox.
- Add new bric-a-brac and poster cases.
- Survey CCTV and intruder alarm system.
- Remove existing projectors and screens.
- Reupholster seating, install MDF boards, and add new poseur-height seating with sockets.
- Install new flooring, including LVT and carpet.
- Refresh drink shelves and add a feature low screen.
- Add a new darts wall with lighting, chalkboards, and electronic scorer.

2 Cellar:

- Ensure blocked slump is in working order.
- Inspect cellar cooling system as it nears end of usable life.



Floor Plans & Finishes

3 Bar Servery:

- Retile backfitting and strip, stain, and polish countertops.
- Paint bar front and sections of uppercase.
- Remove HSEC freezer and add shelving.
- Allocate positions for kettle, Blade, and Jäger machines.
- Provide a high-level TV position and install a smart dispense system.
- Set up bar till positions and bottle coolers.
- Complete repairs on dispense shelving and install new glass wash and ice machines.
- Block off a wall section and add shelving to the servery side.

4 Ladies & Gents Toilets:

- Complete a full basic refurbishment.
- Install vinyl flooring with skirting.
- Tile urinal wall and add MDF boarding to other walls.
- Install new WCs, urinals, sinks, vanity units, and cubicle doors.
- Provide new toilet goods and hand dryers from PHS.
- Box cisterns with sloping anti-drug tops.



Floor Plans & Finishes

5 Domestic Accommodation:

- Add single lighting points with LED lamps in each room.
- Ensure one operable window per room.
- Add thermostatic radiator valves to all radiators.
- Install new carpet and decorate stairs, hallways, bedrooms, and lounge.
- Install vinyl flooring in bathroom and toilet, adding new toilet seats.
- Convert one bedroom into a storage area.



External Refurbishment

Signage and external works

- Implement new signage and lighting scheme.
- Add external decorations to painted surfaces.
- Replace existing irrigation system and provide new hanging baskets.
- Install new six-seater benches.
- Retain BBQ and decking.
- Construct a new stud wall with an external TV behind garage doors, allowing for necessary services.





STAR
— PUBS —

JUST ADD T★LENT

THINK BIGGER

with a Just Add Talent Management Agreement. Your future starts here with Star Pubs.

Interested?

Call us today.

☎ 08085 94 95 96

Or visit

👉 www.starpubs.co.uk/just-add-talent