



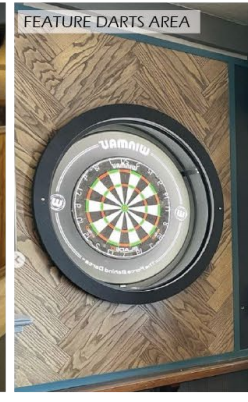
The Old John Peel Inn, Rayrigg Rd, Bowness on Windermere, LA23 3BZ



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



NEW FESTOON LIGHTING
TO EXISTING CANOPY



NEW TIMBER PLANTERS



NEW GARDEN BENCHES



NEW BARREL TABLES WITH STOOLS



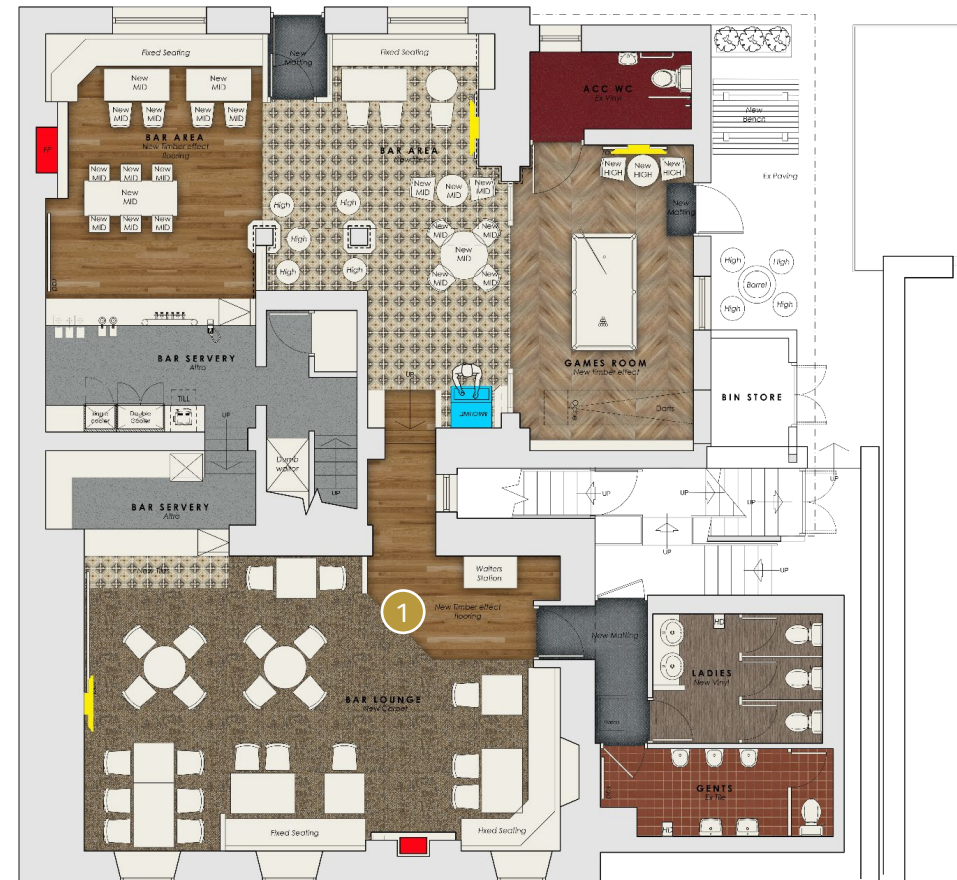
Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Strip out old floor coverings, furniture, and joinery.
- New timber-effect flooring, tiles, carpet, and entrance matting.
- Complete internal redecoration.
- Modified back fitting for additional bottle cooler and countertop; sand and polish front counter.
- Fixed seating adjusted to mid-height.
- Removal of old seating, with new wall panelling.
- Timber cladding and decorative darts surround with illumination.
- New timber screen and drinks shelf.
- Updated doors and frames with new timber cladding.



Floor Plans & Finishes

2 Ladies & Gents Toilets:

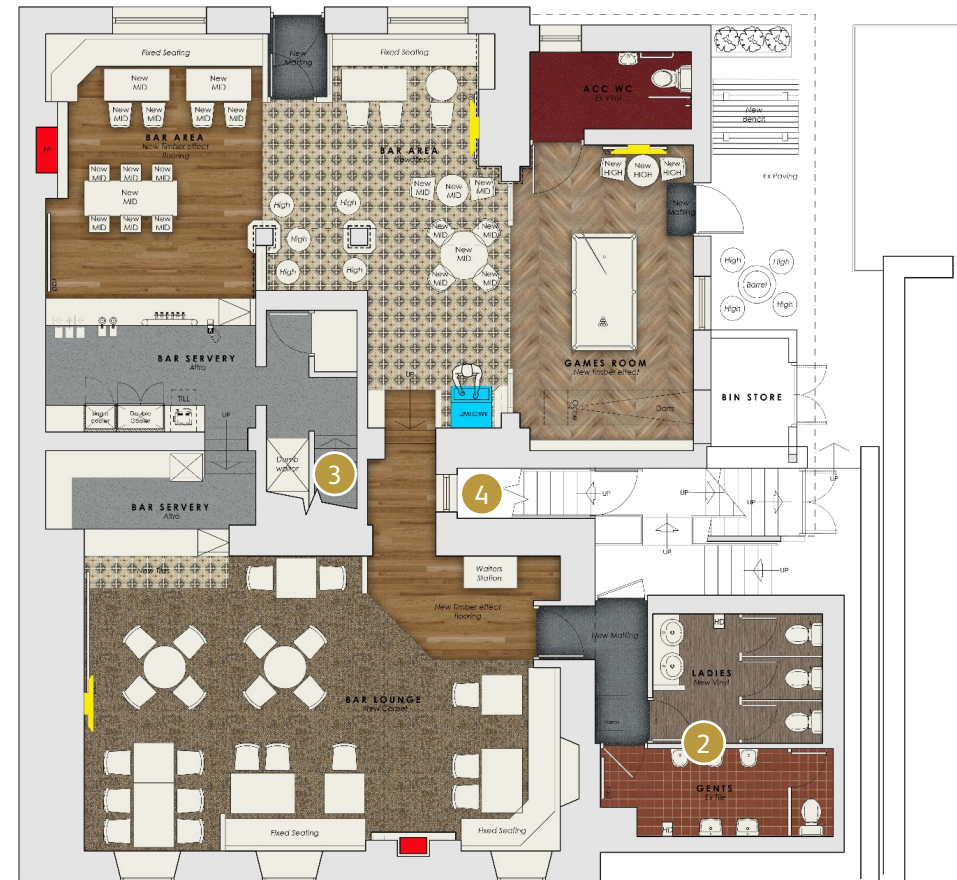
- New vanity units (Ladies only).
- New vinyl flooring and specialist cleaning in Ladies.
- Full internal redecoration.
- Retain and clean existing sanitaryware.

3 Kitchen:

- New wall cladding and safety flooring.
- New passings to stairs.
- Equipment upgrade per contractor's specifications, including canopy, gas interlock, and air input.

4 Cellar:

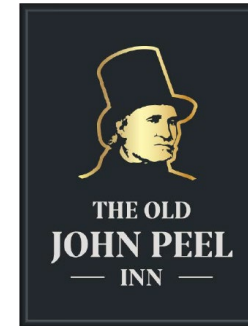
- JAT standard refurbishments and decorations.
- Installation of HEINEKEN SmartDispense.



External Refurbishment

Signage and external works

- New signage scheme with removal of existing signs.
- Full external redecorations, including masonry, joinery, fencing, and decking balustrade.
- Directional signwriting for balcony area.
- New timber planter and trellis screen.
- Fencing and gates for bin and service areas.
- Aluminium edge trim on existing decking.
- New gates for private stairs.



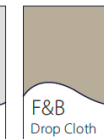
Gold
Vinyls
Lantern



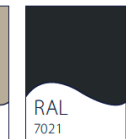
F&B
Inchyra Blue
Building



RAL
7047
Windows
Vinyls
Letters



F&B
Drop Cloth
Surrounds



RAL
7021
Signage
Doors





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