



The Dukes Head, Farnham Royal, Slough, SL2 3AJ



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



FRONT BAR PAINTED & BACK BAR MIDIFIED



FEATURE DARTS SURROUND



NEW BRIC A BRAC



NEW CURTAINS & BLINDS



NEW LIGHT FITTINGS



EXTG STONE FLOOR

NEW CARPET

NEW TIMBER



PART NEW FURNITURE/ EXTG REFURBISHED



EXTG FIXED SEATING RECOVERED



FULL DECORATIONS



Rendered Floor Plan



Floor Plans & Finishes

Bar & Trade Areas:

1

Main Front Bar:

- Full redecoration.
- Repaint bar front and strip bar top for a refreshed look.
- Modify the existing backbar for improved functionality.
- Retain and thoroughly clean the existing slate floor.
- Install a new timber floor on the left-hand side.
- Add a new coffee machine.
- Introduce some new fixtures and fittings

2

Kitchen:

- Fitted to reflect the JAT core template.

3

Ladies & Gents Toilets:

- Fitted to reflect the JAT core template.



Floor Plans & Finishes

General Seating Areas:

4

Games Area:

- New carpeting.
- Create a dedicated darts area with a new TV.
- Install new fixtures and fittings (F&F).

5

Transition Area:

- Install new timber flooring.
- Add some new fixtures and fittings (F&F).

6

Lounge / Dining Area:

- New carpeting.
- Add some new fixtures and fittings (F&F).

7

Bar Snug:

- New carpeting throughout.
- Refurbish existing fixed seating for enhanced comfort.
- Add some new fixtures and fittings (F&F).
- Relocate TV to a new position for better visibility.



External Refurbishment

Signage and external works

- Conduct pre-decoration repairs to external surfaces.
- Redecorate all existing painted surfaces externally with a new colour scheme.
- Install new signage and lighting according to the agreed design, pending planning approval, including a new hanging sign.
- Place new planters in the front garden area along with some new F&F.
- Add festoon lighting in the rear garden with additional F&F.





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