



The New Chequers, Astwood Road, Worcester, WR3 8HD



## 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



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# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Areas

- Install dart surrounds, oche mats, halo lights, electronic scorers, and chalkboards.
- Add two positions at the bar counter and remove existing shrouds.
- Install loft insulation in the sports room roof.
- Repair timber flooring in the sports room, matching existing finishes.
- Repair and reupholster damaged fixed seating.
- Install new laminated shelving behind the bar.
- Replace broken glass panel.
- Refresh decorations as needed following JAT installation.
- Add a drinks shelf in the sports area.

## 2 Kitchen

- Install fresh air input system.
- Retain safety flooring.
- Install a new canopy as specified by Space Catering.
- Update kitchen equipment to meet JAT menu requirements.
- Clean and redecorate after alterations.



# Floor Plans & Finishes

## 3 Ladies & Gents Toilets:

- Remove existing hand dryers and toilet items; replace with new items.
- Install a new stainless-steel urinal in the gents, along with adaptations to the waste system.
- Patch, repair, and match tiles as closely as possible.
- Replace radiator in the gents and add a new tap in the ladies.

## 4 Private Accommodation:

- Clad two windowsills.
- Remove damaged accommodation ceiling sections; repair, skim, and redecorate.
- Ensure windows are operable; replace any required ironmongery.
- Install a new kitchen matching existing style.





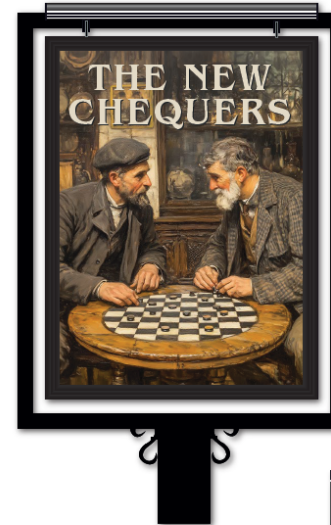
# External Refurbishment

## Signage and external works

- Provide new hanging baskets and irrigation system.
- Clean guttering and reline, adding support brackets as needed.
- Remove and replace rear elevation decking, adding new support structure, ramp access, and handrail.
- Strip and replace the roof covering as a three-layer system.
- Remove existing double gate at the car park entrance.

## THE NEW CHEQUERS

**Item 01**  
01no Individual letters and LED trough light (painted to match render).  
Size: 6470mm x 470mm (approx.)  
Scale: 1:20



**Item 02**  
01no New double sided Pictorial with LED trough lights.  
Fixed to existing post.  
Post and gibbet repainted black.  
Size: 900mm x 1200mm (approx.)  
Scale: 1:10



**Item 03**  
02no Bullnose Amenity boards fitted back to back to existing Pictorial post.  
Size: 700mm x 1000mm (approx.)  
Scale: 1:20



**Item 04**  
03no Black snap framposter case.  
Size: A0  
Scale: 1:20



**Item 05**  
04no Black lanterns.  
Size: 480mm x 630mm  
Scale: 1:10



**Item 06**  
01no Repaint existing stonework text.



**Item 07**  
01no Bullnose Car Park sign.  
Size: 1000mm x 650mm  
Scale: 1:20



**Item 08**  
01no Bullnose Function Room sign with LED trough light.  
Size: 2200mm x 500mm  
Scale: 1:20



**Item 09**  
01no Bullnose Rear Entrance sign with LED trough light.  
Size: 2300mm x 600mm  
Scale: 1:20



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](http://www.starpubs.co.uk/just-add-talent)