

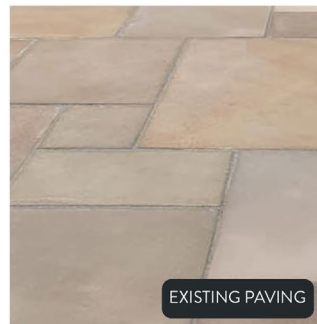
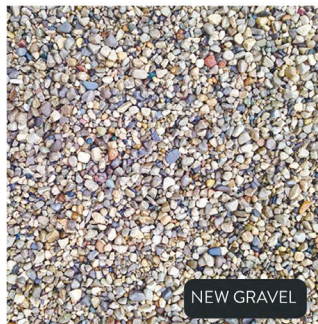




Our Management Agreement

- 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



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- Strip, stain and repolish timber floors (including inserts and bar counter).
- Recover all fixed and booth seating.
- Infill glazing panels and paint feature screens.
- Remove redundant seating and jukebox, make good walls and floors.
- Acid-clean retained stone flags and lay new entrance matting.
- Complete full internal redecoration.
- Install a new coffee machine to bar servery.
- Upgrade CCTV, cabling and add a second screen behind the bar.
- Add free-pour shelving, mirrors and new tiling to backfitting.
- Replace fireplace tiling and infill gaps to curved booth seating.
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2 Trade Kitchen

- Reconfigure layout to suit the new offer.
- Install LED strip lights to replace failed fittings.
- Decorate all doors; retain other finishes.
- Engage Rentokil for pest-control treatment.

3 First Floor

- Clear rubbish from stores and redundant bedroom.
- Fully decorate office, staff-room, corridor and stairwell.
- Treat and make good damp to store area and landing.
- Retain existing staff-room.
- Convert adjacent store to office and rewire equipment to suit.
- Lay new vinyl flooring to office, kitchen and bathroom.



Floor Plans & Finishes

4

Customer Toilets

Gents:

- Allow for repairs to toilets where required.
- Retain lighting as existing and ensure all lamps are in working order.
- Complete decorations to all walls above tiling, ceilings and timberwork.
- Allow for new radiators.
- Existing flooring to be retained and cleaned.
- WC's to be retained.
- Retain cubicles.
- Retain stone flooring.
- Ensure lock to door.
- Allow for new sparge pipes and traps to urinals.



Floor Plans & Finishes

5 Customer Toilets

Ladies:

- Allow for repairs to toilets where required.
- Allow for replacing grooved MDF boarding to vanity and decorate.
- Allow for angled shelving to WC's.
- Retain lighting as existing and ensure all lamps are in working order.
- Complete decorations to all walls above tiling, ceilings and timberwork.
- Allow for new radiators.
- Existing flooring to be retained and cleaned.
- WC's to be retained.
- Retain sanitaryware and cubicles.
- Retain stone flooring.



External Refurbishment

Signage and external works

- Remove sleepers to grass edges and install brick edging.
- Take away all existing planters.
- Complete full external redecoration.
- Fit a new outdoor drinks shelf.
- Repair and redecorate yard gates.
- Re-lay flags, add planters and form a new stepped access with handrails.
- Re-stain all benches within the scheme.
- Regrout, jet-wash and re-bed loose paving.
- Repair the thatched roof.
- Install new signage and lighting scheme.
- Test and make good all external lighting.
- Tidy site wiring and secure perimeter cabling.
- Provide branded A-frames to the front and rear of site.





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