



The Swan, Marlpit Hill, Edenbridge, TN8 6BD



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



NEW STONE EFFECT VINYL

NEW TIMBER EFFECT VINYL

EXISTING CARPET



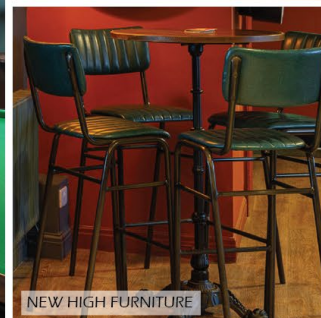
NEW LIGHT FITTINGS



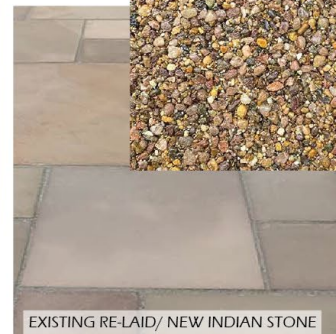
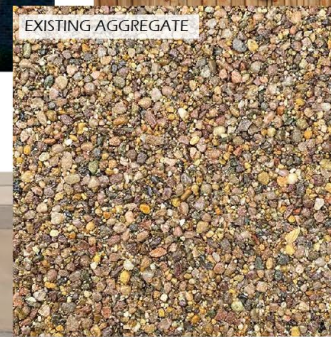
NEW BLINDS/ CURTAINS



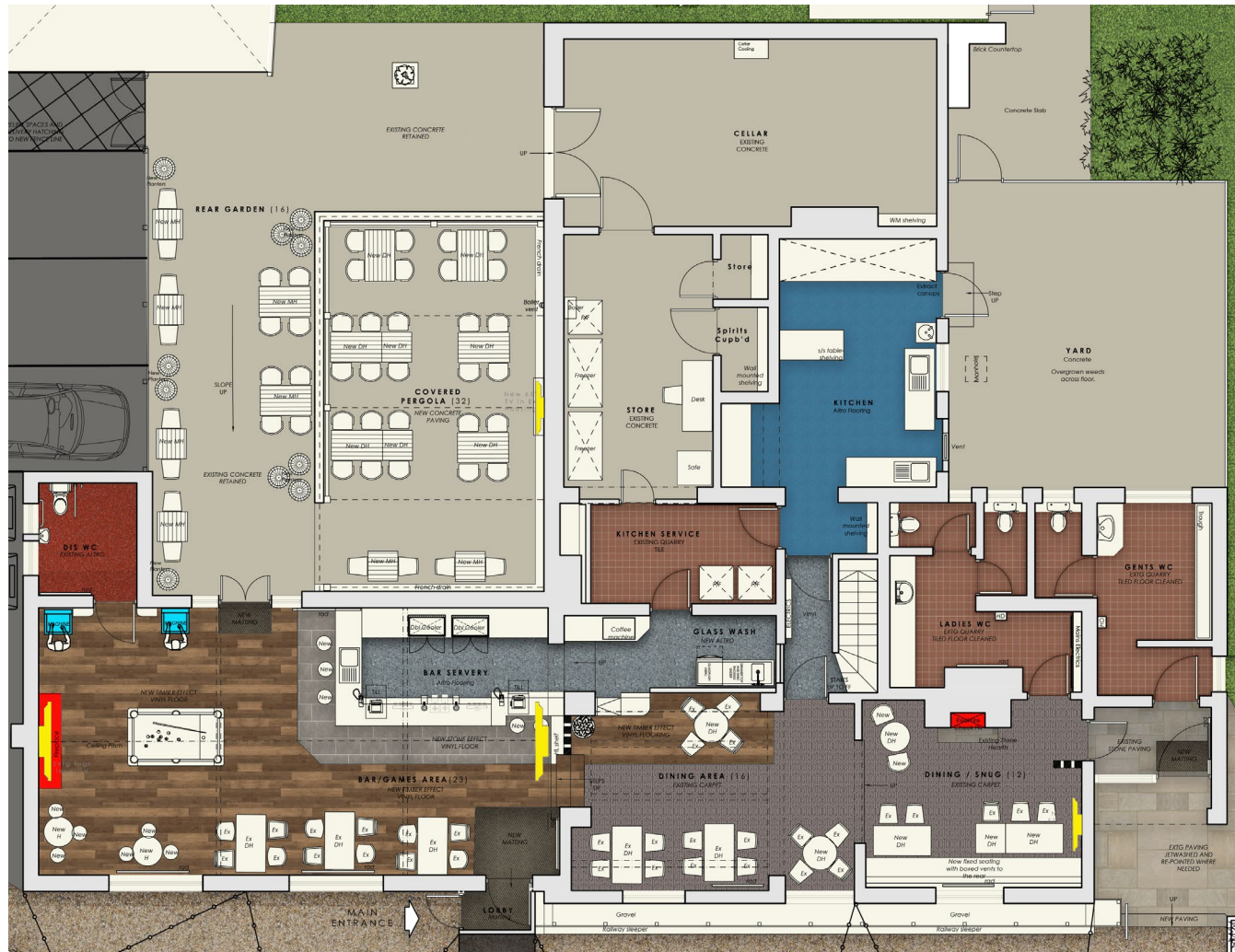
NEW BRIC-A-BRAC



Internal Mood Board



Rendered Floor Plan



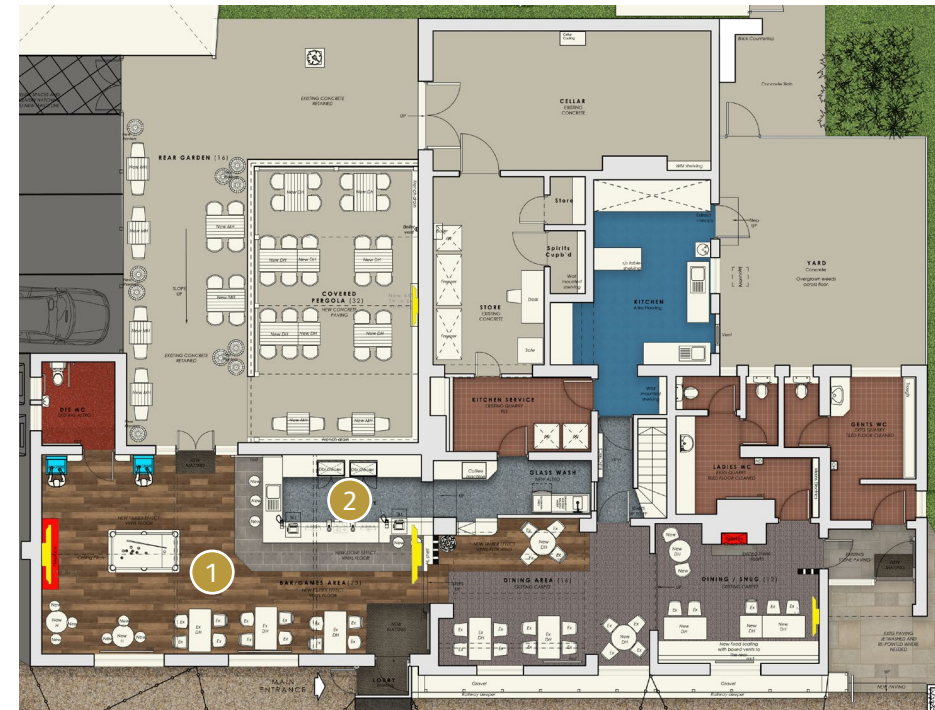
Floor Plans & Finishes

1 General Trade Areas

- Remove redundant flooring, furniture, and joinery.
- Build a new partition for the glass wash area.
- Inspect and clean fireplaces.
- Construct a new bar counter, backfitting, and decorative joinery.
- Install T&G panelling, entrance matting, and safety flooring for the bar area.
- Add timber effect vinyl flooring and a new vinyl apron for the bar area.
- Complete full internal decoration, including the bar and glass wash area.

2 General Services

- Service existing boiler and modify boiler vent.
- Install supplies for a new coffee machine.
- Overhaul toilet fans and adjust the lighting layout.
- Complete alterations to kitchen electrics.
- Install fire alarms, emergency lighting, and new smoke and heat detectors.
- Perform EPC-related work.



Floor Plans & Finishes

3 Ladies & Gents Toilets

- Install new vanity units with Corian tops in both the ladies' and gents' toilets.
- Reverse disabled toilet door.
- Retain existing quarry tiles and full internal decoration.
- Install new wall tiles in the gents' and timber cladding with dado height tiles in the ladies'.
- Upgrade urinal drainage and clean all sanitaryware.

4 Kitchen

- Remove redundant kitchen equipment.
- Build a new partition wall for the kitchen service area.
- Overhaul windows, doors, and drainage as per the new kitchen layout.

5 Private Accommodation

- Full decorations and carpet deep cleaning.
- Minor bathroom and kitchen repairs.
- Overhaul windows, doors, and minor wall and ceiling repairs.



External Refurbishment

Signage and external works

- Construct a new tanalised timber pergola and remove existing decked pergola.
- Complete external redecoration of the main building with scaffolding as needed.
- Clear old furniture, planters, and items from the yard.
- Install a new external signage scheme and external light fittings.
- Construct new fencing and gates, including a low-level picket fence and boundary posts.
- Install new paved paths with Indian stone slabs.
- Construct a new concrete step to the patio and install handrails.
- Lay topsoil, level, and seed garden turf.
- Back panel and box for a new external TV.
- Re-line parking spaces and delivery hatches.
- Replace festoon lights and timber posts as required.
- Jet wash hard floor surfaces and remove rubbish and weeds from the yard.





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