



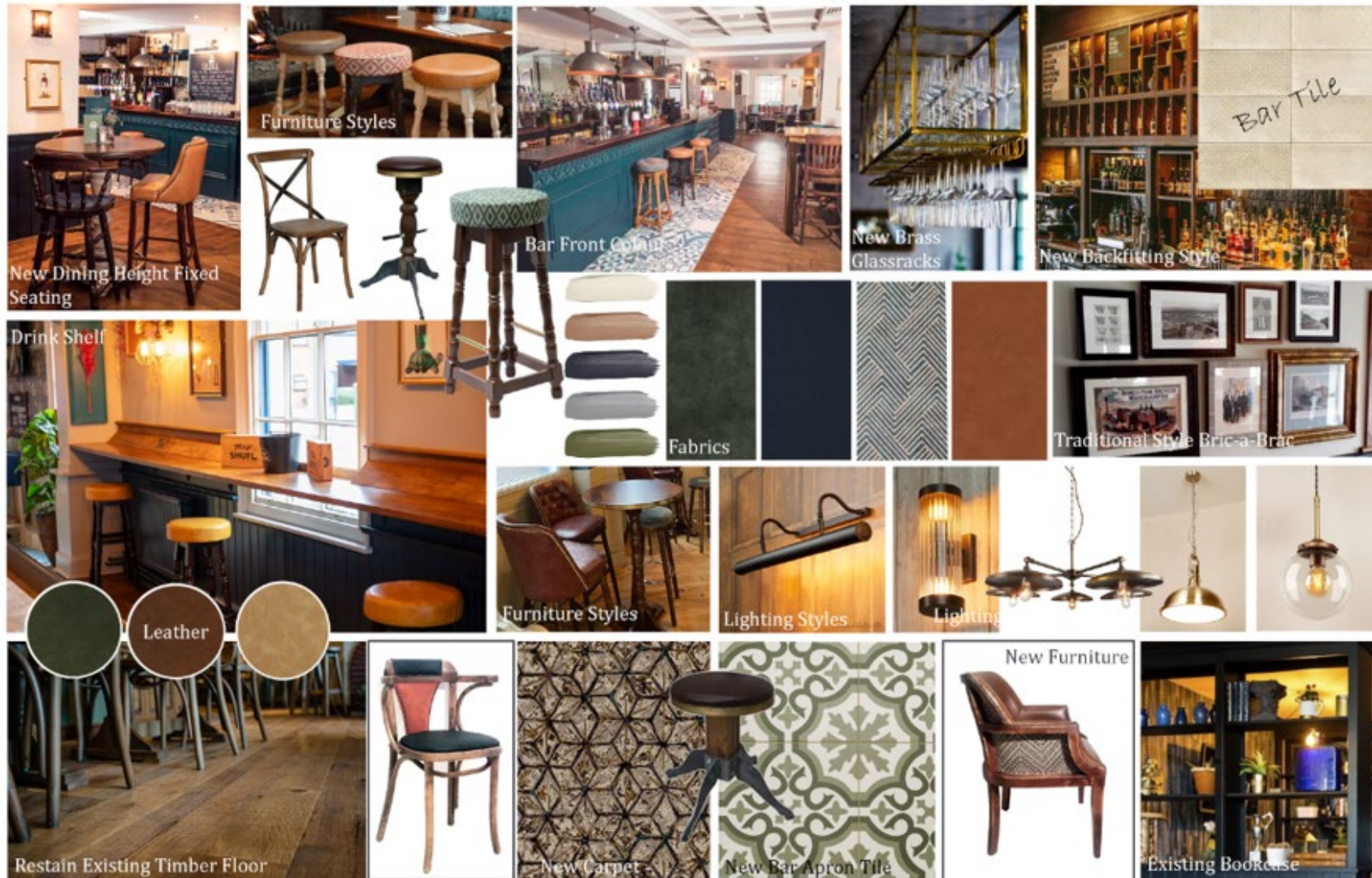
Apple Tree, 2 Lion Green, Haslemere, GU27 1JB



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



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- Retain and clean existing timber floor; protect during refurbishment.
- Retain existing bar fitting and overhaul lower and upper backfitting.
- Install new drinks shelves.
- Overhaul doors and windows.
- Add entrance matting and a safety floor to the bar servery.
- Add tiled bar walk and new carpet to fixed seating areas.
- Complete full internal decoration, including the bar servery.

2 Ladies & Gents Toilets

- Retain existing vanity unit and ladies' wall tiles.
- Overhaul doors and windows.
- Install new vinyl flooring in both ladies' and gents' toilets.
- Add new wall tiles in the gents' toilet.
- Add feature wallpaper in the ladies' toilet.
- Complete full decorations and install new sanitaryware.



Floor Plans & Finishes

3 Private Accommodation

- Repair or replace defective lock/handle on living room window.
- Replace the bathtub, liaising with the lessee for model selection; replace shower screen.
- Install new vinyl flooring in the bathroom and kitchen.
- Ease and adjust bathroom and kitchen windows for security.
- Secure WC pan and replace bathroom flooring.
- Replace the fire door from accommodation with a new one with suitable locks.
- Infill missing balustrade section on the roof escape route.
- Install additional emergency and security lights.
- Replace existing fire door at the top of the accommodation stairs.
- Investigate roof light leaks and repair as necessary.
- Install a short handrail and balustrade for the 2nd-floor staircase.



External Refurbishment

Signage and external works

- Conduct localised render repairs before redecoration.
- Minor repairs to external windows and doors.
- Repair rainwater goods, fascia, and joinery.
- Redecorate the front and garden-side elevations, including scaffolding.
- Implement a new external signage scheme.
- Replace shingled area with patio slabs.
- Clear old furniture and planters from the area.
- Installation of festoon lighting.

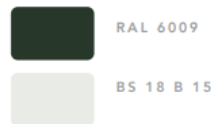


SIGNAGE:
ITEM A. TWO X NAMEBOARDs WITH APPLIED GRAPHICS AND TROUGH LIGHT
ITEM B. ONE X A0 LOCKABLE POST CASE
ITEM C. ONE X A BOARD C/W A1 POSTER CASES
ITEM D. SIX X REPLACEMENT LANTERNS

LETTERSTYLES. ALOE REGULAR

ALL PLANTING TO BE SUPPLIED BY OTHERS UNLESS SPECIFIED

SIGNAGE COLOURS:



PLEASE REFER TO PAINT
MANUFACTURER SWATCHES
PRIOR TO APPROVAL



E - FESTOON LIGHTING



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