



The Alexandra, 28 Lyndhurst Road, Worthing, BN11 2DF



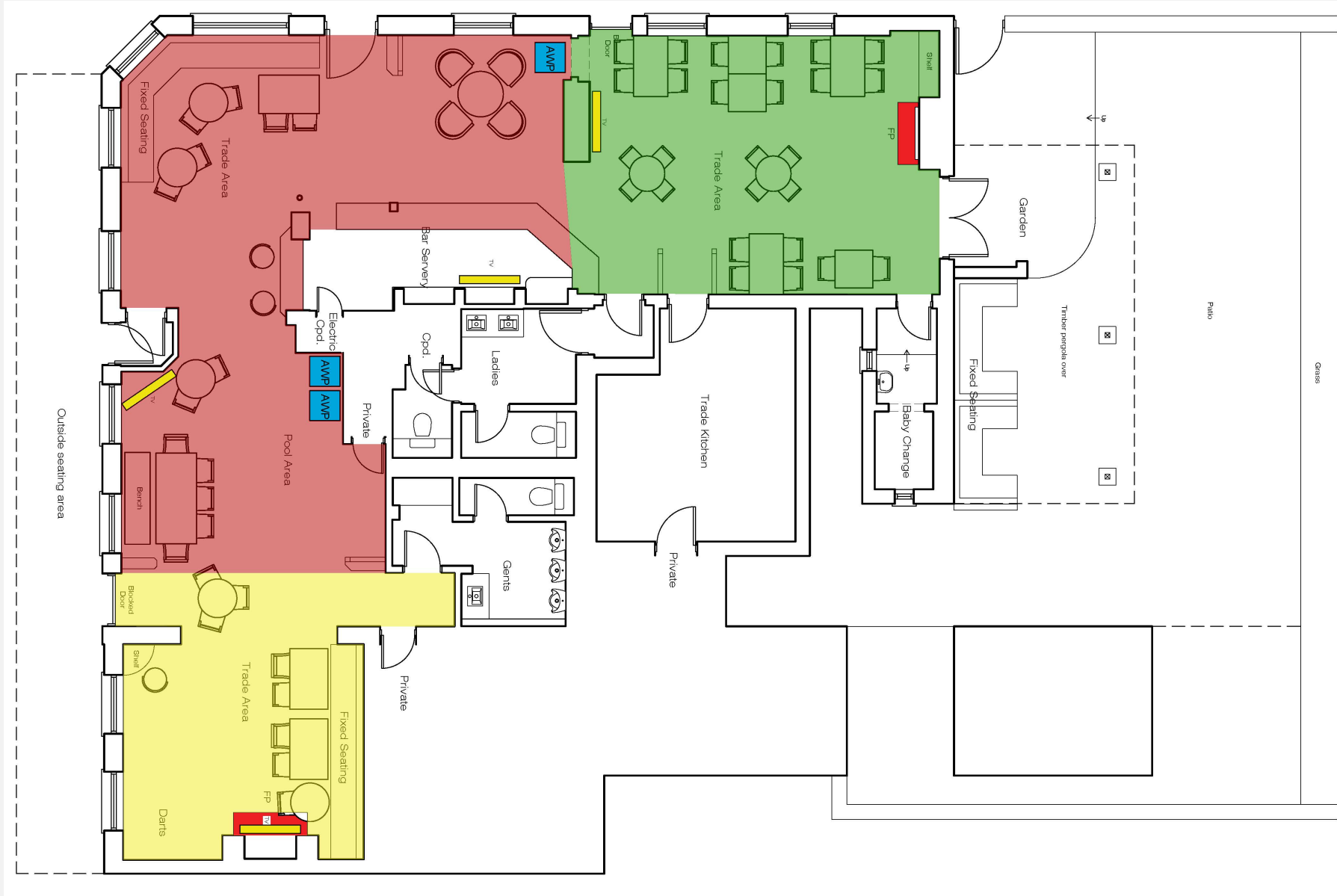
Our Management Agreement

- 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

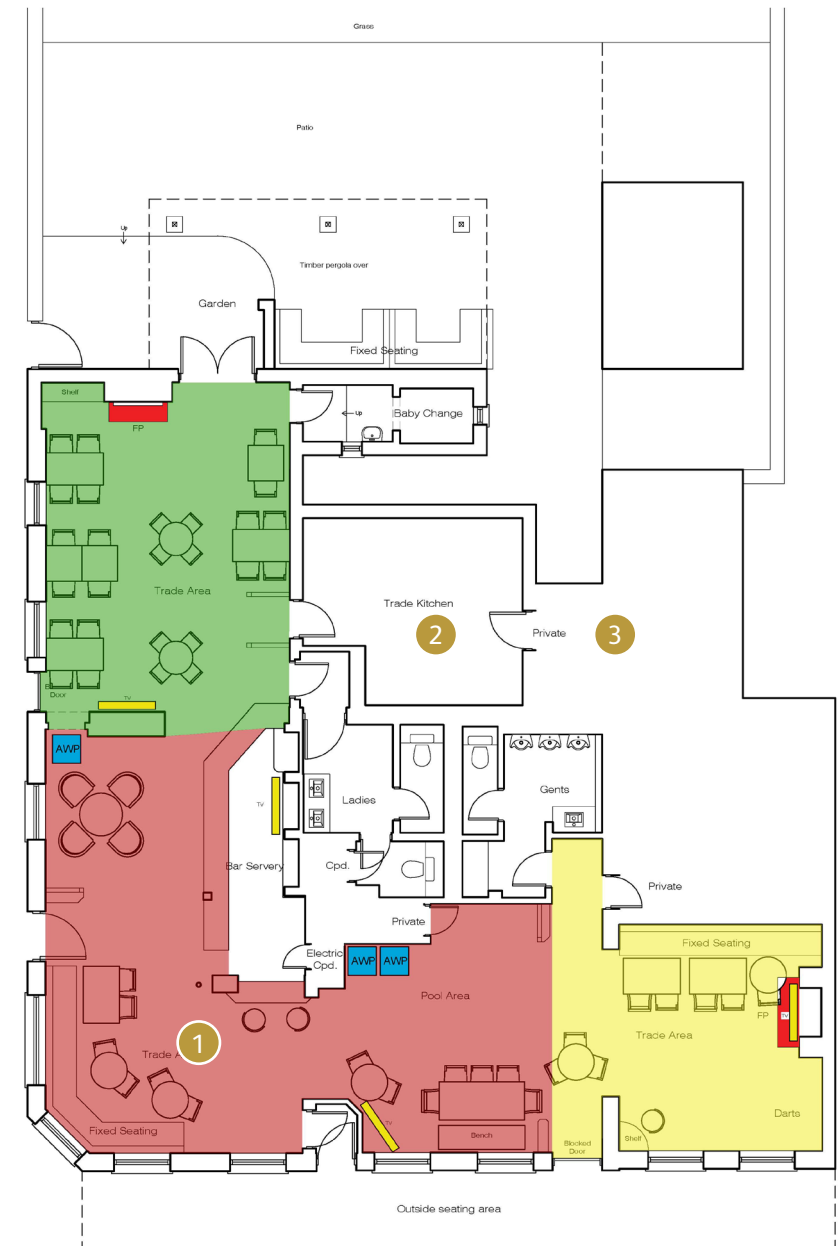
- Allow for touch-up paintwork.
- Alter backfitting and bar servery shelving.

2 Kitchen

- Install new Just Add Talent specification kitchen equipment.

3 Services

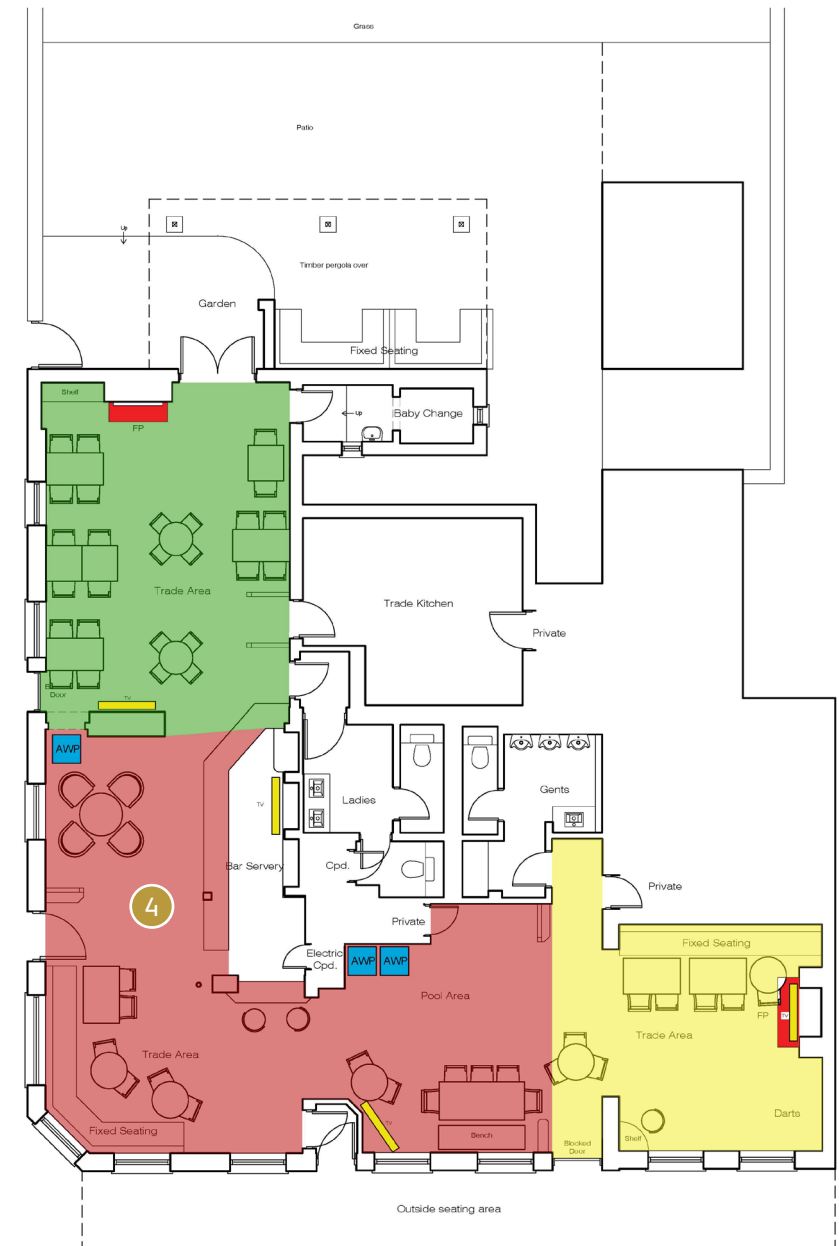
- Confirm existing boiler compliance.
- Power installation for signage lighting, bar servery, and AWP's.
- Install power for hand dryers and adapt power for new kitchen layout.
- Update comms cabinet services.
- Include sustainability works for EPC compliance.



Floor Plans & Finishes

4 Star Pubs Fixtures & Fittings

- Cutlery, Crockery & Utensils
- Coffee Machines & Water Boilers
- Cooled Bottle Beer Cabinet Displays
- Glasswashers
- Icemaker
- Hand Dryers
- Safes & Lockers
- Satellites, TVs & Big Screen (Supplement to existing system)
- Sound System
- Security System
- Telephone System
- Tills / EPOS
- Poster Frames incl. external frames (JAT Spec)
- Garden Furniture
- Patio Heaters – Fixed
- Bar Furniture – Loose
- Furniture and Furnishing Repairs
- Internal Light Fittings



External Refurbishment

Signage and external works

- Install new Just Add Talent-spec external A0 frames.
- General clearance and tidy-up.
- Review and assess existing playground equipment.





STAR
— PUBS —

JUST ADD T★LENT

THINK BIGGER

with a Just Add Talent Management Agreement. Your future starts here with Star Pubs.

Interested?

Call us today.

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Or visit

👉 www.starpubs.co.uk/just-add-talent