



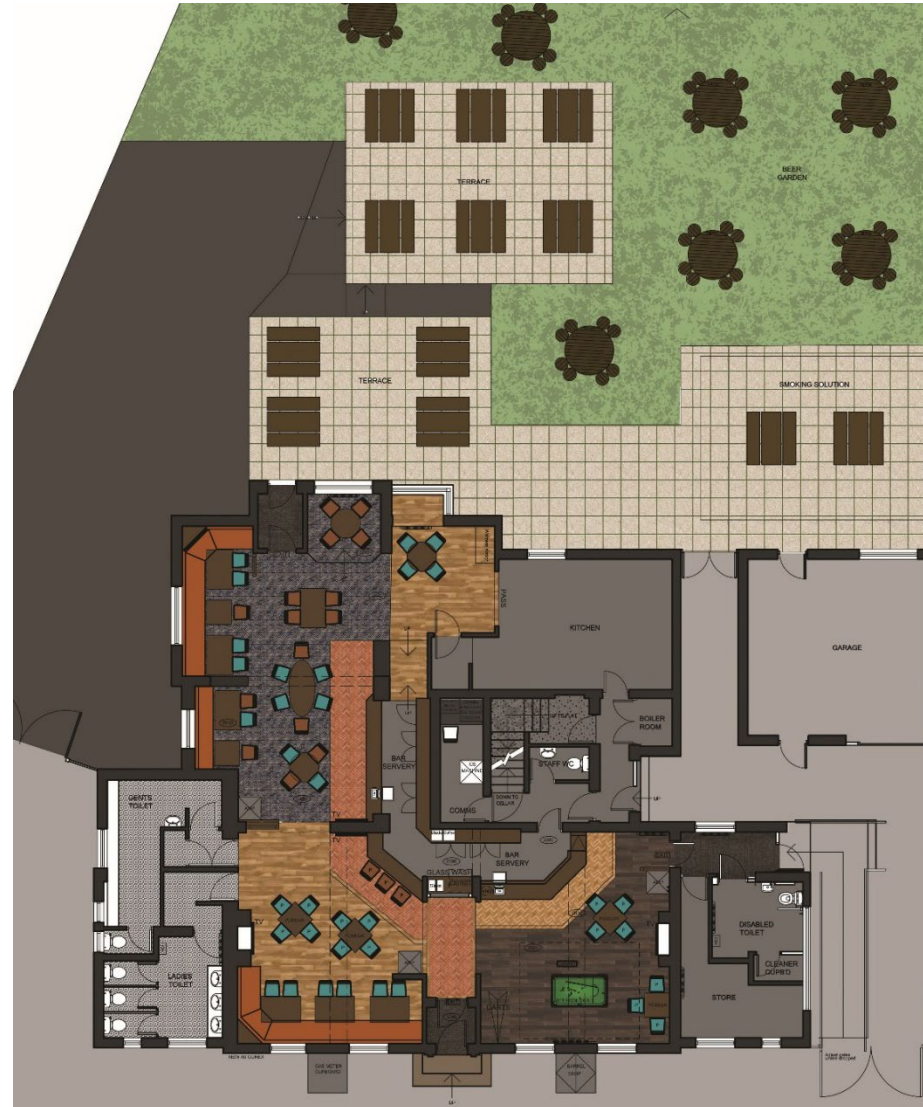
The Gate, 3 Beech Road, Durham, DH1 5JE



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.

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

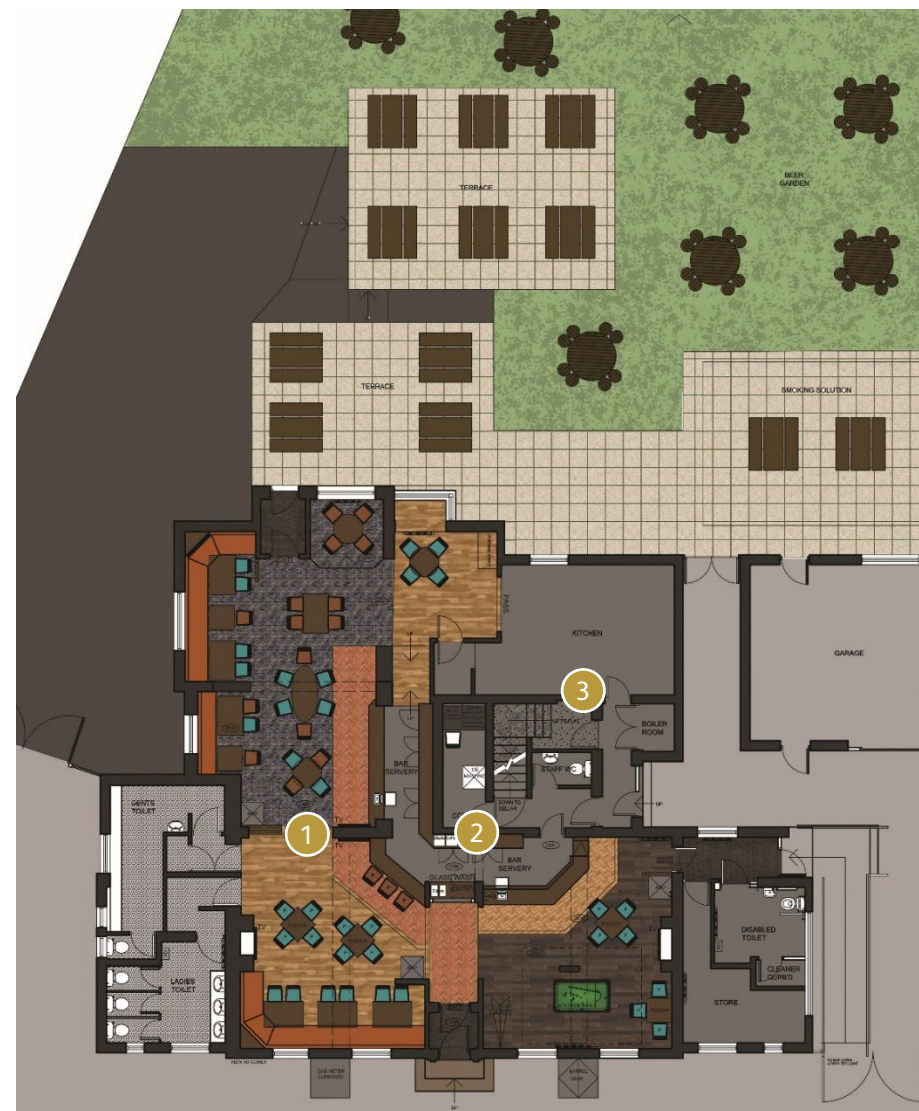
- Service CCTV and intruder alarm systems.
- Service bar equipment, including ice machines, glasswashers, and bottle coolers.
- Ensure power for AWP (Amusement with Prizes machines), coffee points, and kitchen equipment.
- Install new lighting over the pool table.
- Apply contrasting nosing strip to raised area for safety.

2 Bar and Office Area

- Install additional double sockets for equipment.
- Add a new worktop, desk, chair, and safe below the counter.
- Set up high-level comms and AV connections.

3 Kitchen and Cellar

- Service existing kitchen equipment to meet JAT standards.
- Deep clean floors, walls, and extraction systems.
- Dispose of unwanted domestic fridges and freezers.



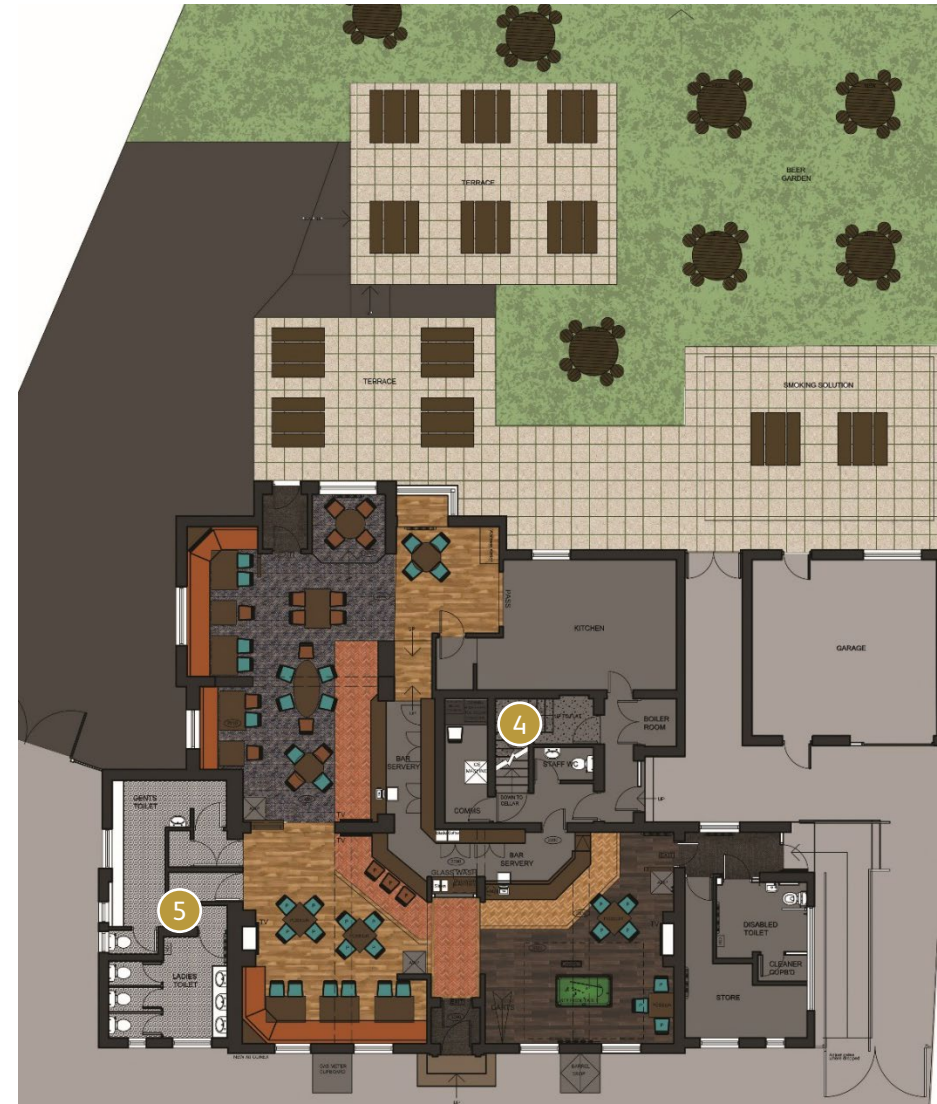
Floor Plans & Finishes

4 Domestic Accommodation

- Install or replace integrated white goods as needed.
- Deep clean entire area.
- Spot-fix and decorate minor wall damages.
- Clean carpets and replace any worn sections.
- Retain current kitchen, bathroom, and vinyl flooring.
- Replace carpet on stairs leading to accommodation.

5 Toilets: Ladies, Gents & Accessible

- Deep clean flooring.
- Replace consumable toilet goods.
- Repair door and lock on the gents' cubicle.



External Refurbishment

Signage and external works

- Install new timber seating and tabletops on concrete benches.
- Extensively de-weed patio slabs.
- Cut back and re-turf grassed areas as needed.
- Remove dilapidated play equipment.
- Repurpose the external bar as a smoking shelter; modify access as required.
- Adjust gates.





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