



The South Lodge, Harrogate Road, Ripon, HG4 1ST



## 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

- Redecorate previously painted surfaces and add wallpaper to the lounge.
- Update and re-lamp selected lighting.
- Install new bric-a-brac and poster cases to JAT specifications.
- Survey and quote for JAT specification TV and music system.
- Retain and refurbish as much loose furniture as possible; replace some with new.
- Reupholster fixed seating, including adjusting back height.
- Strip, stain, and polish existing timber; replace carpet in bar area with new flooring.
- Add a new darts surround.
- Remove the carvery unit.

## 2 Bar Servery

- Survey bar equipment, including bottle coolers, glasswashers, and ice machines.
- Allocate positions for Blade, Jägermeister, and coffee machines.
- Upgrade backfitting with new tiling.
- Ensure shelving repairs for the dispense area.



# Floor Plans & Finishes

## 3 Kitchen and Cellar

- Set up a comms area in the cellar with necessary power, desk, safe, and CCTV repeater.
- Retain cellar cooling system.
- Install smart dispense system.
- Decommission walk-in fridge and retain in place.
- Update drawings for kitchen equipment layout to JAT specifications.

## 4 Ladies & Gents Toilets:

### Ladies:

- Redecorate painted surfaces.
- Retain all sanitaryware; install new WC seats.
- Clean tiled flooring and replace consumable items.

### Gents:

- Redecorate painted surfaces.
- Clean tiled flooring and provide a new WC seat.
- Replace consumable toilet items.



# Floor Plans & Finishes

## 5 Private Accommodation:

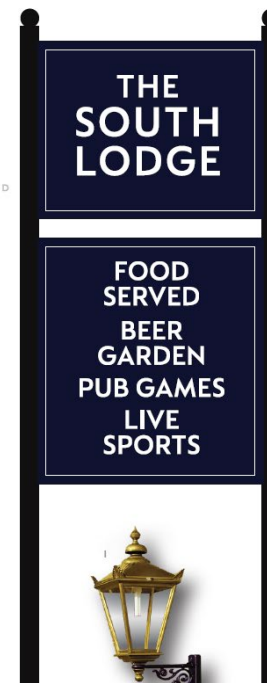
- Complete redecorations, including high ceilings.
- Install new flooring throughout, including vinyl for kitchen, bathroom, and WC.
- Add a new bath and WC.
- Fit a new kitchen with white goods (electric cooker, fridge, freezer, washer/dryer).
- Block off areas for pest control and fumigation where necessary.



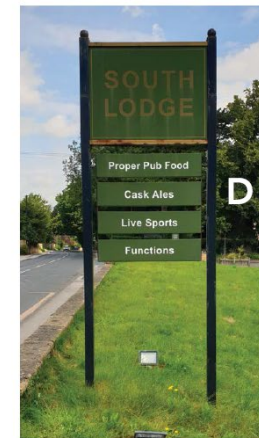
# External Refurbishment

## Signage and external works

- Implement new signage scheme.
- Add limited building decorations.
- Ensure building lights are operational.
- Maintain overhanging trees at the car park.
- Install new planters at car park entrances.
- Jet wash and de-weed all paving, patios, and paths.
- Provide new external benches.
- Clear emergency exit and delivery routes.
- Add a new external gate to the patio area.
- Remove sleepers from the grassed area and complete general maintenance.
- Repair and redecorate shelter.



EXISTING POST SIGN



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