



The Bridge, Longmoor Lane, Nottingham, NG10 5LW



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



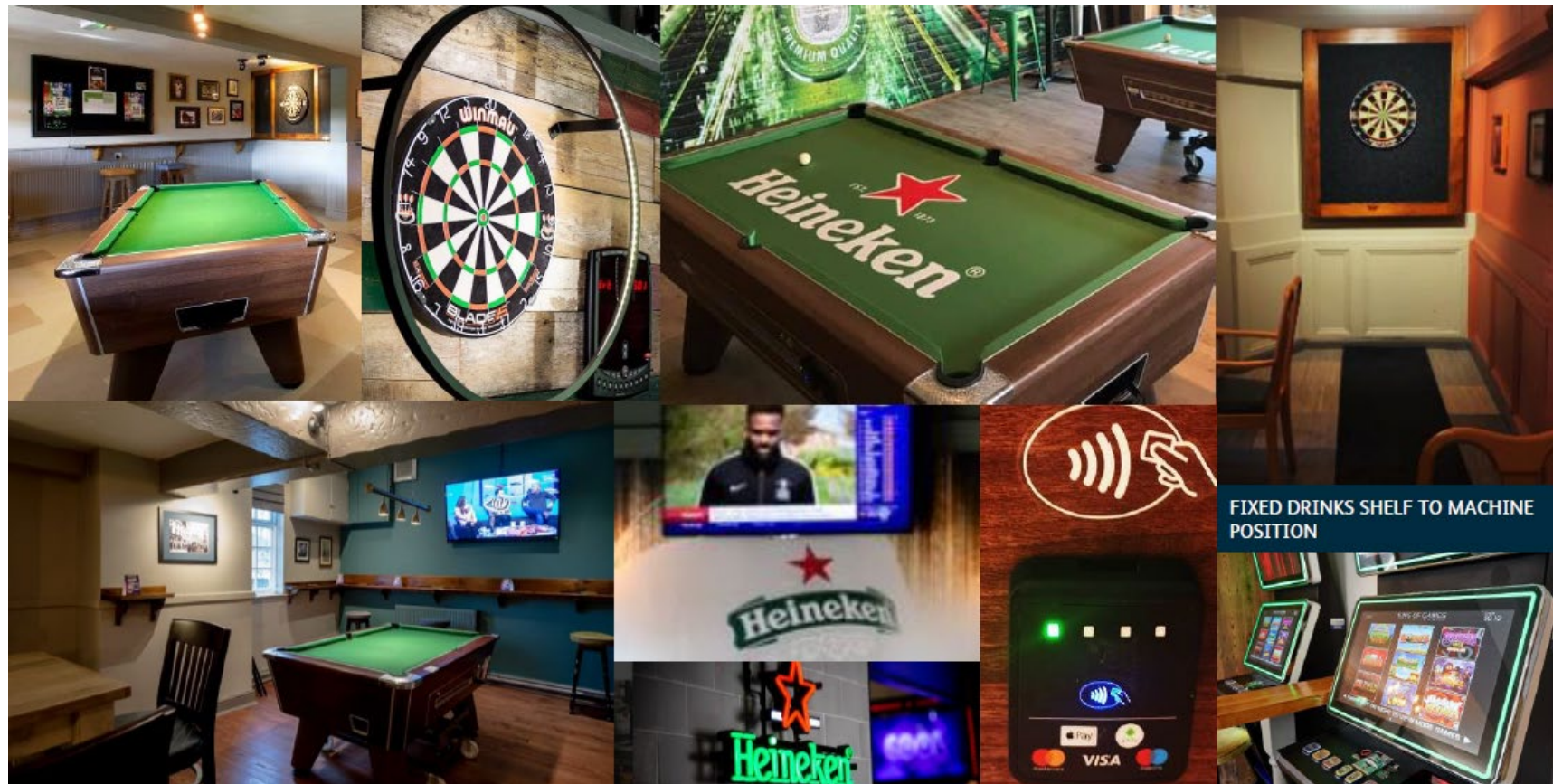
Internal Mood Board



Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

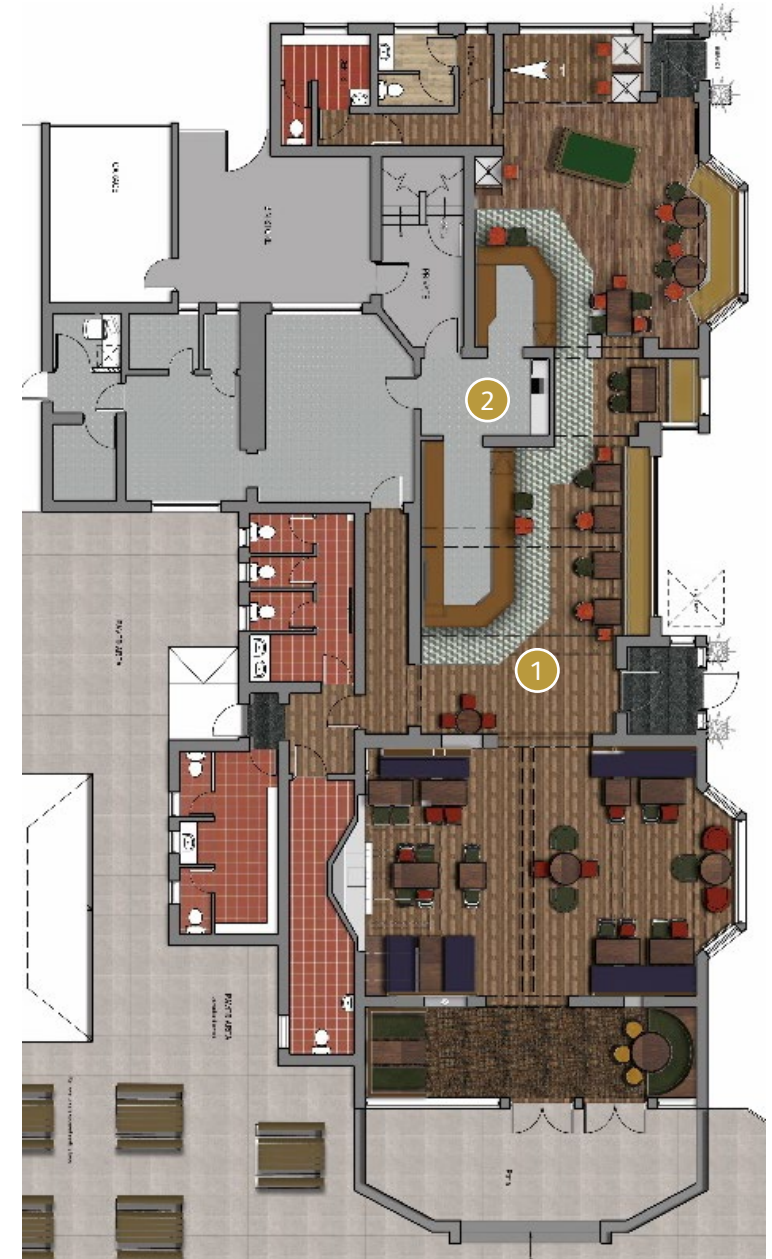
1 General Trade Areas:

- Complete full decoration throughout.
- Reupholster all fixed and loose seating; add new where needed.
- Install new TVs and JAT-specific darts feature wall.
- Add new light fittings controlled by an internal dimmer system.
- Install new floor finishes according to JAT zoning.
- Add new bric-a-brac design elements.

2 Bar & Backfitting:

- Strip, sand, stain, and lacquer bar countertops.
- Prime, paint, and decorate upper carcasses of bar backfitting.
- Add new backfitting to the lounge dining area.
- Install shutters on the lounge dining bar.
- Install new illuminated bottle steps for bar backfitting.
- Replace fridges and add an additional cooler.
- Service existing glasswasher and ice machine.
- Deep clean stainless-steel sink and drainers behind the bar.
- Install track lighting to brighten the serve-up area.

1



Floor Plans & Finishes

3 Kitchen:

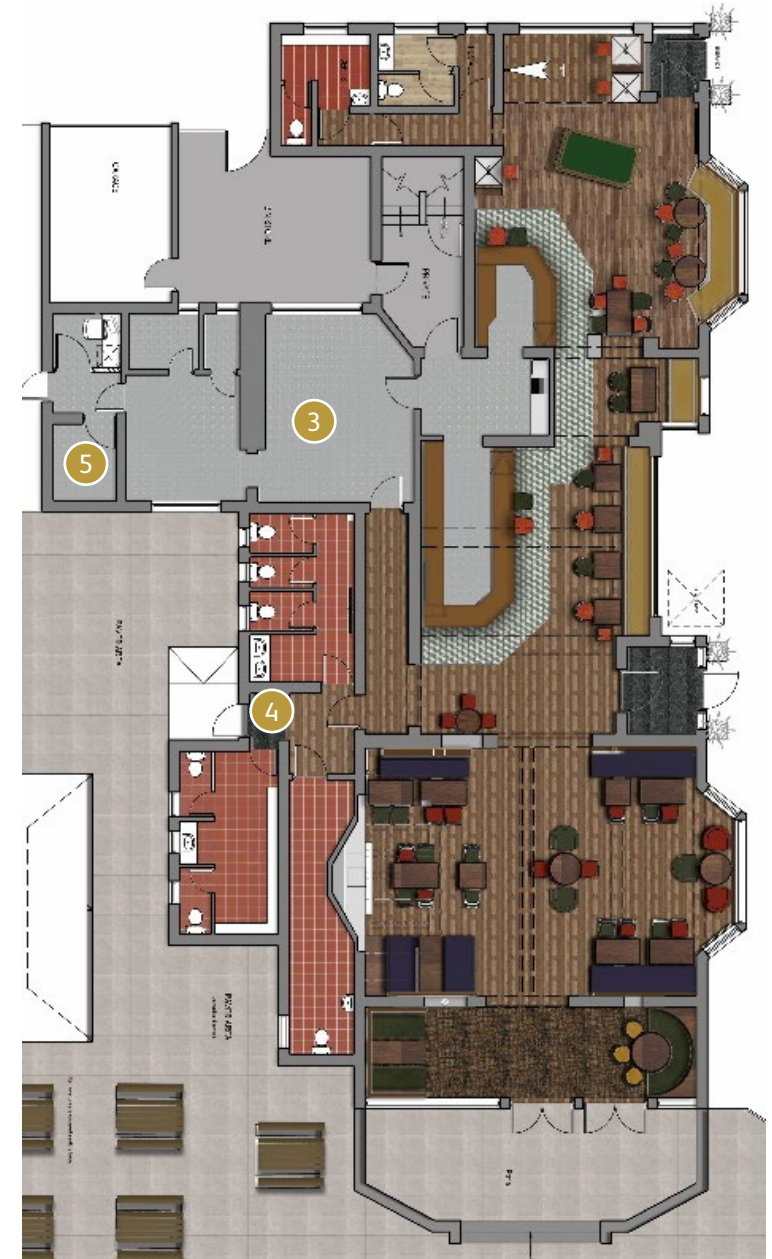
- Upgrade catering equipment per JAT specifications; reuse existing equipment where possible.
- Check electrical capacity via contractor.
- Install new flooring in storage areas.
- Set up new catering layout by a specialist.
- Clean and decorate all tiled surfaces.

4 Ladies & Gents Toilets:

- Install new sanitaryware and redecorate.
- Add new light fittings and mirrors.
- Provide new hand dryers, toilet consumables, and vanity units with non-concussive taps.
- Ensure ventilation; replace fans if required.
- Add new toilet seats and signage plaques.

5 Office Area:

- Install comms cabinet with ventilation to prevent overheating.
- Wire all communications to the office.
- Add safety vinyl flooring.
- Install new JAT-spec safe.



External Refurbishment

Signage and external works

- Install new signage scheme with JAT core boards.
- Remove unsafe garden furniture, including seating booths.
- Paint and repair customer-facing fences.
- Add branded benches and umbrellas, reposition existing benches.
- General cleaning, tidying, and jet washing of the paving area.
- Retain and inspect play kit for safety.
- Provide new matting for the play area.
- Repair and decorate existing smoking solution; retain timber pergola, repaint, and add lighting.
- Install new picnic benches as indicated, fixed to the ground.





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