



Pub Name: Old Mail House

Location: Staple Hill

Scope of Works

Area	Works to be completed
External	• New signage and lighting • Full redecoration of the main pub • Roof overhauled, with damaged or missing slates replaced • General external repairs
Main Trade Area	• Full internal redecoration, including feature wallpapers • New raised floor and balustrade • Existing timber flooring sanded, stained and refinished • New feature tiled flooring around the bar • Bar backfitting altered and refreshed • Bar servery adapted to create a new glasswasher area • New screens and drinks shelves • New feature dartboard wall • New wall panelling and skirting • New fixed seating • New carpet and entrance matting • New lighting throughout • New TVs • Fire alarm and emergency lighting upgraded • Smart power and dimming systems adapted
Toilets	• Gents and ladies fully redecorated • New timber-effect vinyl flooring • Existing wall tiling retained and refreshed, with new tiling where required • New urinals and cisterns • Vanity areas refreshed with new taps • New cubicle doors and ironmongery

	• New lighting • New hand dryers • Accessible WC fully redecorated with new flooring, lighting and hand dryer
Cellar	• General repairs • Cellar redecorated • Existing doors overhauled with new ironmongery where required
Private Accommodation	• Minor repairs and redecoration throughout • New domestic vinyl to the kitchen and bathroom • Existing carpet removed • Kitchen repairs
Other Works	• EPC improvement works • New LED lighting • New TRVs • Garden furniture, bar furniture, artwork, blinds/curtains and TVs included within the planned fixtures and fittings package

Summary

This Invest for Success scheme is designed to enhance the pub's trading potential through targeted capital investment. The work focuses on improving the customer experience, operational efficiency and long-term sustainability of the business.

Applicants should be aware that all refurbishments are subject to final board approval, which will be determined as part of the leasing process.