

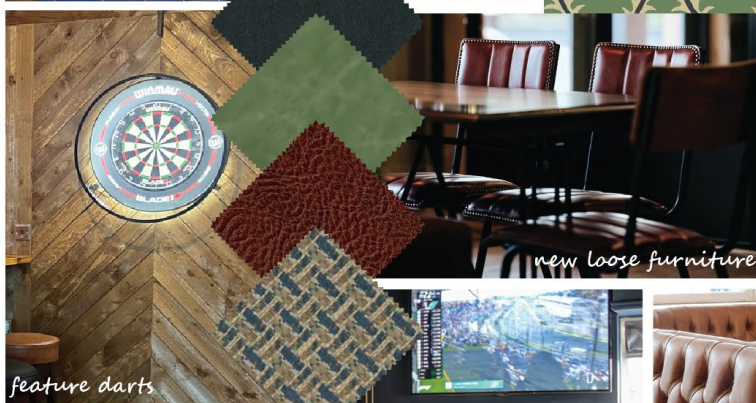




Our Management Agreement

- 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 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.
- 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



timber effect
vinyl



Internal Mood Board



Internal Mood Board

TOILETS



External Mood Board

GARDEN





Rendered Floor Plan

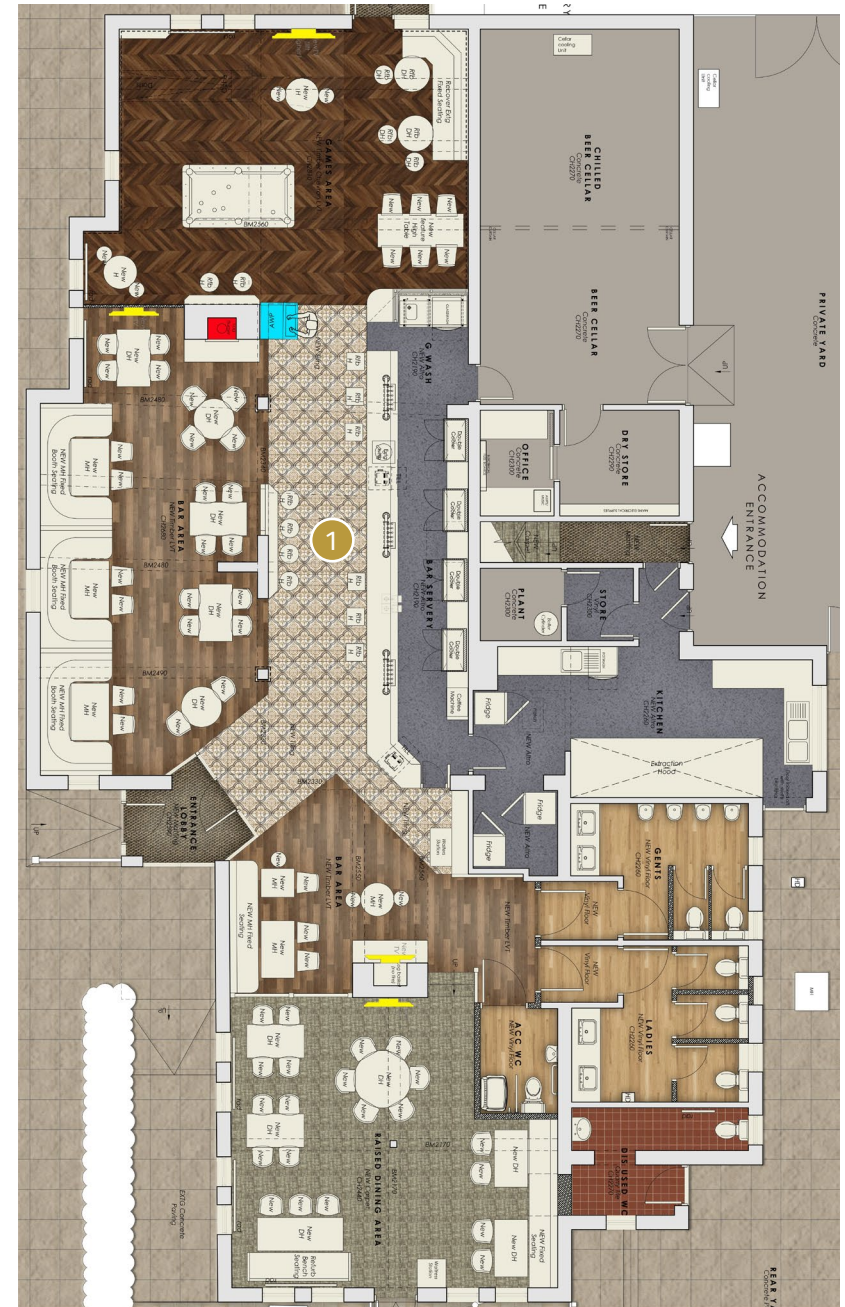


Floor Plans & Finishes

1

General Trade Areas

- Existing timber flooring to be stripped, stained, and repolished in front right bar area.
- Allow to recover existing fixed and booth seating.
- Allow to infill glazing and paint existing screens within scheme.
- Allow to remove existing seating and make good in far right bar area.
- Allow for complete decorations.
- Existing stone flags to be retained. Allow to acid clean within scheme.
- Allow for new matting as indicated on plan.
- Allow to remove existing juke box and make good.
- Allow to strip, stain and repolish existing timber floor inserts.
- Strip, stain and repolish counter top.
- Allow for coffee machine.
- Ensure CCTV system is up to date, wired back to office, second screen required to bar servery.
- Allow for free pour and shelving, mirrors to existing backfitting.
- Change tiling of backfitting.
- Replace tiling to fireplace.



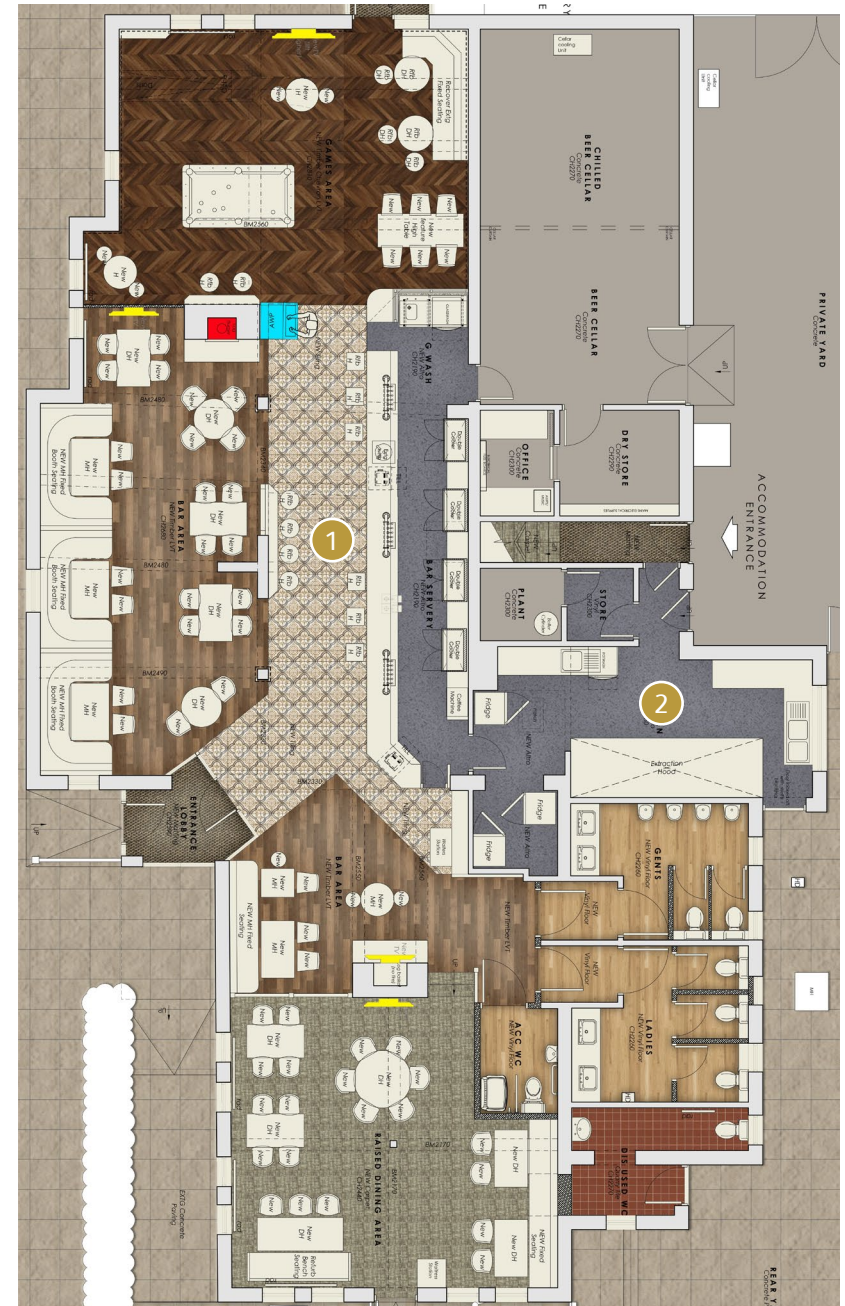
Floor Plans & Finishes

1 General Trade Areas

- Allow to infill gap near existing curved booth seating.
- Allow for new Karndean flooring.
- Allow for timber screens with glazing on top.
- Allow for new drinks shelf in the games area.
- Allow for feature darts wall.
- New TVs and zoned sound system, existing TVs to be utilised.
- Allow for selection of new furniture to suit scheme.
- Allow for intruder alarm by specialist contractor.
- Allow for USB sockets to plinths.
- Replace light fittings within scheme; minimal new fittings to suit layout.
- Check lighting dimmer system works and provide new if required

2 Kitchen

- New kitchen layout to suit offer.
- Allow for new LED strip lights where existing have blown.
- Allow for decorations to all doors only.
- Rentokil to provide pest control measure.



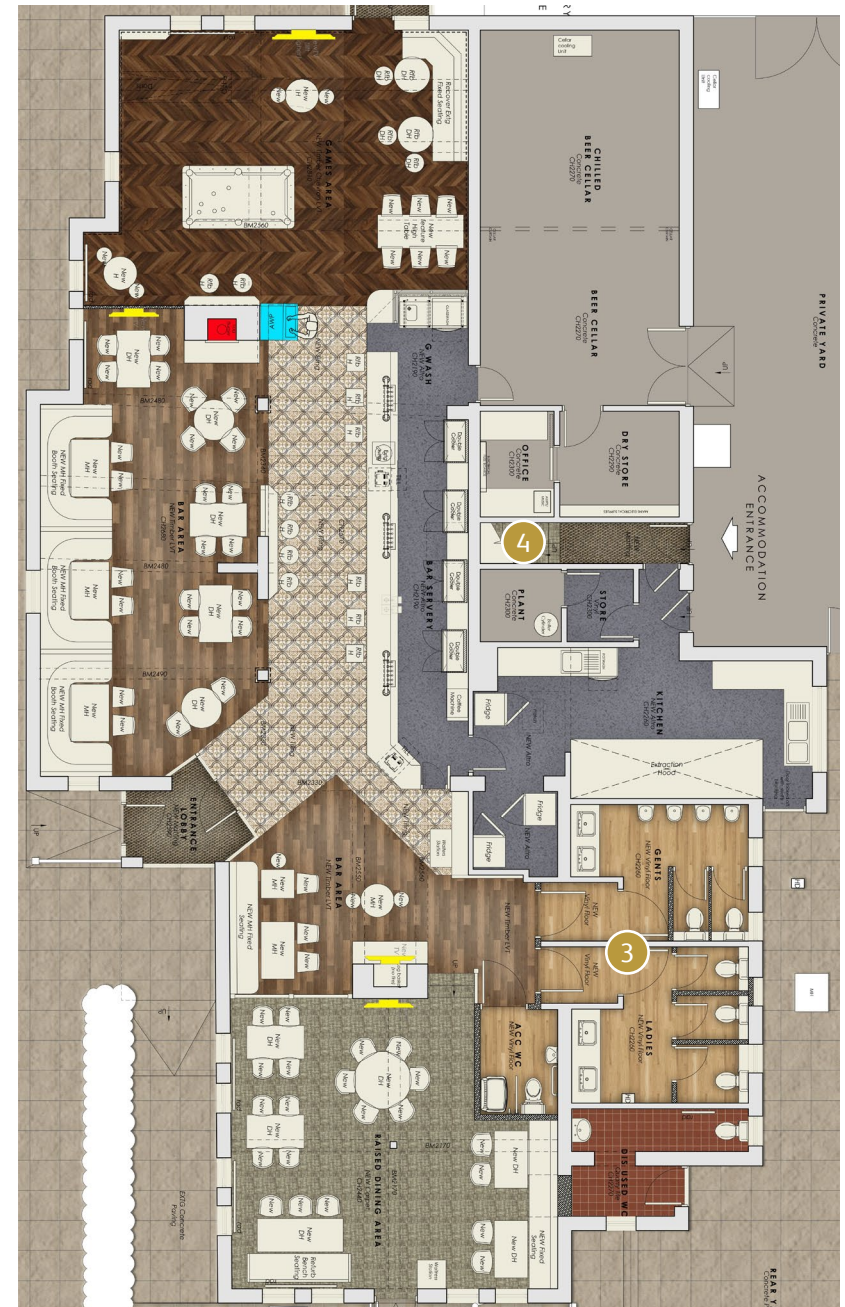
Floor Plans & Finishes

3 Customer Toilets

- Allow for repairs where required to both ladies and gents' toilets.
- Allow for replacing grooved MDF boarding to vanity and décor.
- Allow for angled shelving to WCs.
- Retain lighting as existing and ensure all lamps are in working order.
- Complete decorations to all walls above tiling, ceilings and timberwork.
- Allow for new radiators.
- WCs, cubicles, sanitaryware, and stone flooring to be retained.
- Ensure locks to doors are operational.
- Allow for new sparge pipes and traps to urinals.

4 Private Accommodation

- Complete decorations to first floor accommodation, including office, staff room and stairs, corridor leading up to it.
- Attend to damp at high level to store area and landing and make it good.
- Store to side to be utilised as office; allow for all equipment to be wired back to position.
- New vinyl flooring to office, kitchen and bathroom.



External Refurbishment

Signage and external works

- Remove existing sleepers to edges of grass area and provide new brick edging to suit.
- Remove all planters from the site.
- Allow for complete decorations externally.
- Allow for new drinks shelf.
- Repair yard gates and redecorate within scheme.
- Allow to remove a section of flags, provide planters, and form step up complete with handrails to suit site levels.
- Allow to re-stain existing benches within scheme.
- Regrout areas of loose paving, jet wash and re-bed.
- Allow to repair existing thatched roof.
- Allow for new signage and lighting scheme.
- Ensure all external lighting is in working order.
- Tidy wiring to site, fix up any cabling to the perimeter of site.
- New branded A-frames to front and rear of site.





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— PUBS —

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

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