



Pub Name: The New Inn

Location: Farsley

Scope of Works

Area	Works to be completed
External	• Install a full new external signage scheme to support the change of name to The New Inn. • Redecorate the exterior and beer garden to complement the new signage scheme. • Install new external building lighting and festoon lighting to the beer garden. • Introduce new planting, refresh existing planters and provide an outside tap. • Remove mesh from the external handrail and redecorate it black. • Provide new posts for festoon lighting and jet wash the existing paving.
Main Bar / Trading Area	• Install new lighting and complete a full decorative refresh throughout. • Add new signwriting to exposed brickwork and feature wallpaper to selected ceilings. • Install new and replacement flooring, including entrance matting and feature lobby tiles. • Reupholster existing fixed seating and install new fixed seating where shown on the plans. • Create new screens and a feature dummy column to help define smaller seating areas. • Provide a £5,000 budget for decorative bric-a-brac. • Provide one new amusement-with-prizes machine position.
Dart Area	• Install new timber-effect vinyl flooring. • Provide a new dispense bar and backfitting. • Remove the existing container doors and create a new screen and fixed seating bay. • Create a new stained and polished timber-panelled wall.

	• Upgrade the container ceiling with a new insulated finish. • Install a new 75-inch TV.
Bar Servery	• Upgrade the upper bar display and clad the servery in a traditional panelled finish. • Strip, stain and repolish the existing bar top. • Reconfigure the former prep kitchen area to create additional bar counter space and a new glasswash area. • Install new overbars and new vinyl flooring. • Clean the existing tiled bar apron and check retained bar equipment and services are in working order.
Entrances	• Install new entrance matting to both entrances.
Toilets	• Redecorate the male and female toilets and install new lighting to existing positions. • Add new decorative bric-a-brac. • Install decorative planting detail to the male toilet doors. • Install a new WC in the male toilets.
Back of House	• Remove the catering kitchen equipment and convert the space into a manager's office. • Redecorate the new manager's office.
Private Accommodation	• Works to the private accommodation will be agreed following access.

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.