



Gibsons, 129, Micklegate, York, YO1 6LB



Our Management Agreement

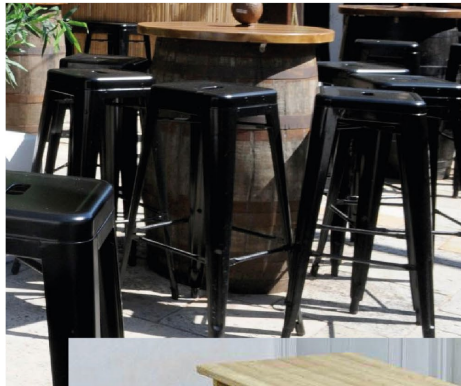
- The Just Add Talent management agreement provides the perfect combination of our retail offer, all of the support we provide and your talent to execute it.
- Our management agreement offers you a ready-made pub. We provide the menus, the fantastic brands, and a tried and tested food offer along with 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



External Mood Board

NEW POSEUR BARREL WITH HIGH STOOLS



NEW FESTOON LIGHTING



NEW A-FRAME BENCHES

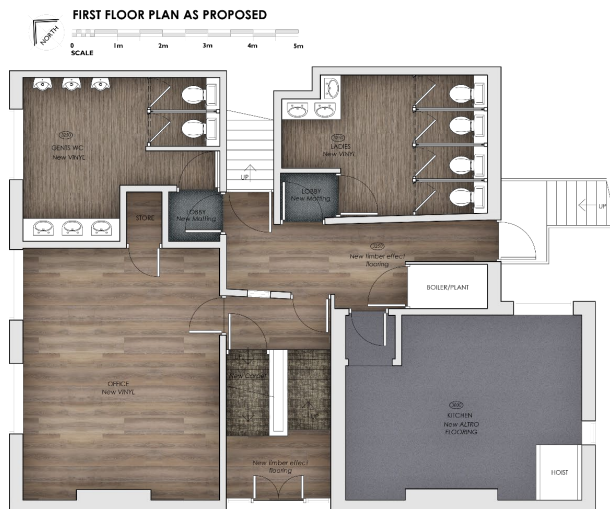


NEW DINING FURNITURE & MURAL



NEW GROUP BENCHES WITH PARASOLS

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- New upper backfitting including coffee station
- New front counter carcassing with improved access; sand & repolish bar tops; paint existing front cladding
- Install new tills, machine positions and drinks shelf
- Expose brickwork in selected areas; clean and regrout stone floor
- Refinish existing timber flooring; new timber floor to snug; new entrance matting
- Remove and replace fixed seating; install T&G wall cladding with pelmet lighting
- New fixed seating upholstery
- Internal redecoration throughout trade areas, WCs, and bar counters
- Install new and refurbished loose furniture, curtains, blinds, bric-a-brac and decorative lighting
- Service existing hoist
- Retain and dress existing fireplaces; check flue of real fire



Floor Plans & Finishes

2 Customer Toilets

Gents:

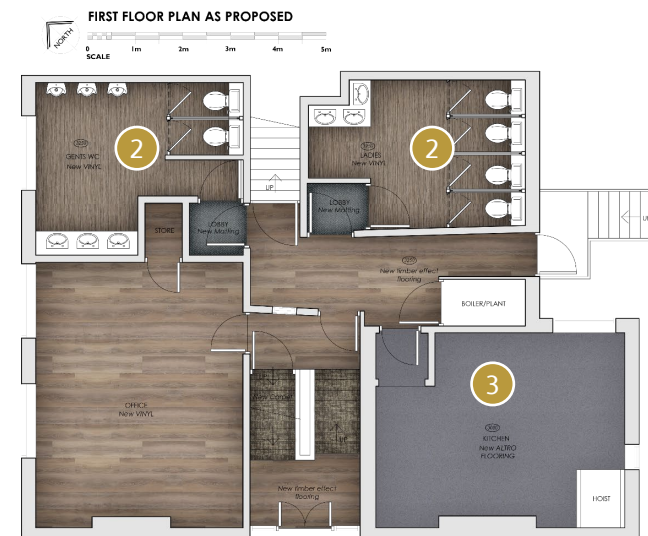
- Redecorate throughout
- New vanity unit, sinks, taps and lighting
- New vinyl wrap to cubicles
- New vinyl flooring

Ladies:

- Redecorate throughout
- New vanity unit, sinks and taps
- Improved lighting
- Modify IPS panels to form 4 cubicles with vinyl wrap
- New vinyl flooring

3 Kitchen:

- Works to kitchen spec including new equipment, canopy, gas interlock, air input
- Wall repairs and decorations
- Block up window internally and vinyl glaze
- Service existing hoist



STAR
PUBS

4 Domestic Accommodation:

- Full redecoration
- New carpets to lounge and three bedrooms
- Retain hallway flooring
- Bathroom repairs and decorations
- New kitchen units, white goods, and vinyl flooring in line with JAT standards
- Clear rubbish from 3rd floor void space

5 Cellar:

- Install new cellar hatch
- Full redecoration
- Install Smart Dispense and associated BWIC
- Service cellar cooling

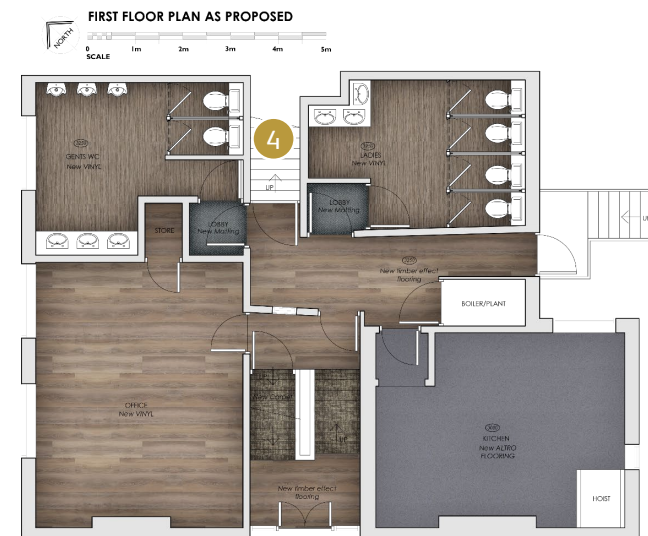


Floor Plans & Finishes

6

JAT Fixtures & Fittings:

- Supply/install all kitchen equipment for JAT menu.
- Bar equipment: glass wash, ice machine, bottle coolers.
- AV system and TVs.
- Operational intruder alarm and CCTV (if required) Tills, PDQ machines, and back-office system.
- WiFi and phone system.
- Decorative light fittings (internal & external).
- Window treatments and loose furniture.
- Fixed seating upholstery.
- Artwork, bric-a-brac, poster cases, blackboards.
- White goods for domestic areas.
- Fire-fighting equipment.



External Refurbishment

Signage and external works

- Full pre-decoration repairs and external redecoration of painted masonry, joinery, garden walls, and fencing.
- Clean gutters and ensure watertight condition.
- Install new signage scheme:
 - Individual letter signage with mini spotlights to front gable
 - Double-sided hanging sign with trough lighting
 - New menu and poster cases at front entrance
- Rear Beer Garden:
 - Replace gates, including fire escape ironmongery
 - Install new cellar hatch
 - Repair canopy roof and clear gutters
 - Remove overgrown vegetation and ivy from boundary wall
 - Remove awnings and BBQ/counter area; make good affected walls
 - Install new fencing and gates to bin store and fire escape
 - New external furniture and timber planters with planting





STAR
— PUBS —

JUST ADD T★LENT

THINK BIGGER

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

Interested?

Call us today.

☎ 08085 94 95 96

Or visit

🖱 www.starpubs.co.uk/just-add-talent