



The Tommy Wass, 450 Dewbury Road, Leeds, LS11 7LJ



## 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

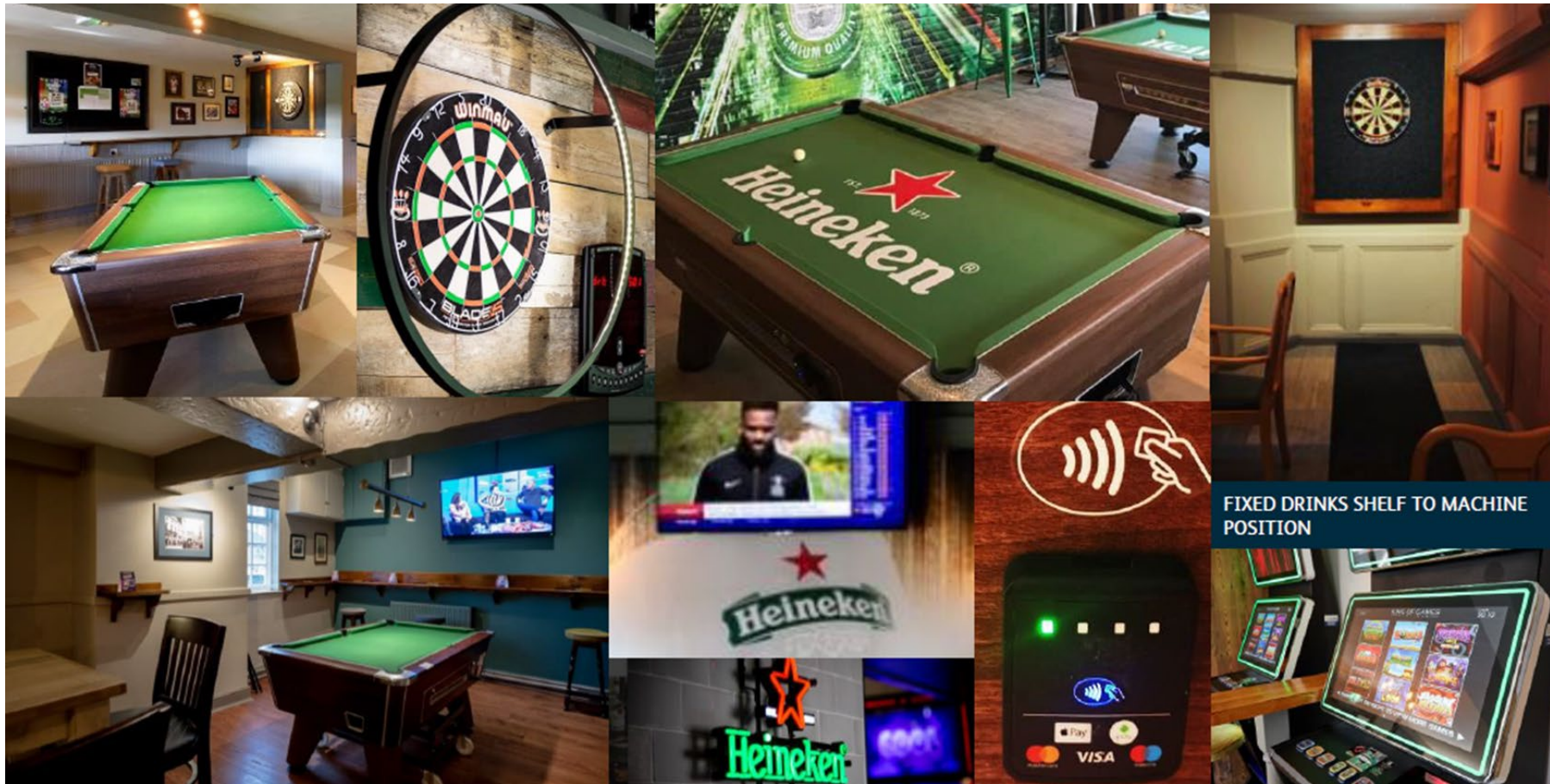




# Internal Mood Board



# Internal Mood Board





# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Areas

- Strip, stain, and re-polish existing timber flooring and counter tops.
- Refurbish existing fixed and booth seating; remove and make good redundant seating.
- Infill and redecorate glazing/screens; complete general decorations.
- Retain and clean existing stone flags; install new matting where required.
- Update backfitting with new shelving, mirrors, lighting, and a coffee machine.
- Replace and redecorate fireplace.
- Ensure CCTV system is updated and wired back to office with second bar screen.
- Install new Karndean flooring, timber screens with glazing, and a feature darts wall.
- Add new drinks shelf in games area, TVs with zoned sound system, and furniture to match scheme.
- Install intruder alarm, USB sockets, and update lighting/dimmer system as needed.





# Floor Plans & Finishes

## 2 Customer Toilets

### Ladies:

- Repair where needed and redecorate walls/ceilings/timberwork.
- Install new radiators, shelving, and vanity boarding.
- Retain WCs, sanitaryware, cubicles, stone flooring, and lighting (checked and working).

### Gents:

- Repair where needed and redecorate walls/ceilings/timberwork.
- Install new radiators, sparge pipes, and traps to urinals.
- Retain WCs, cubicles, stone flooring, and lighting (checked and working).
- Ensure door lock is secure.

## 3 Trade Kitchen

- Install new layout and replace blown LED strip lights.
- Decorate doors.
- Rentokil to provide pest control.



# Floor Plans & Finishes

4

## Private Accommodation

- Clear out rubbish and redundant bedroom.
- Complete decorations to accommodation, office, staff room, stairs, and corridor.
- Treat damp in store/landing areas.
- Convert store to office with equipment reconnected.
- Install new vinyl flooring to office, kitchen, and bathroom.

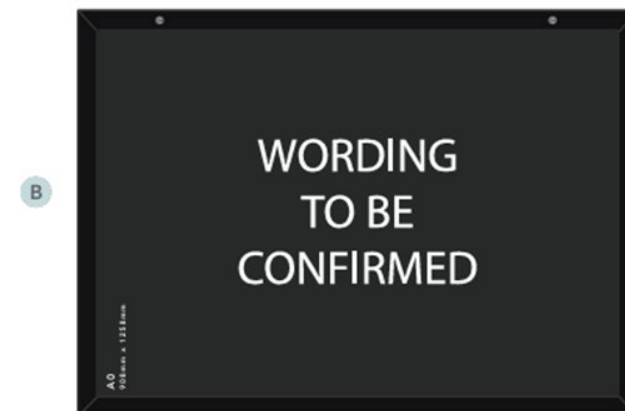




# External Refurbishment

## Signage and external works

- Remove existing sleepers to edges of grass area and install new brick edging.
- Remove all planters from site.
- Complete external decorations.
- Install new drinks shelf.
- Repair yard gates and redecorate.
- Remove section of flags, provide planters, and form step-up with handrails to suit site levels.
- Re-stain existing benches.
- Regrout paving, jet wash, and re-bed where necessary.
- Repair existing thatched roof.
- Install new signage and lighting scheme.
- Ensure all external lighting is in working order.
- Tidy site wiring and secure perimeter cabling.
- Install new branded A-frames to front and rear of site.





**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](http://www.starpubs.co.uk/just-add-talent)