



**Pub Name:** Knowle Hotel

**Location:** Bristol

## Scope of Works

| Area                   | Works to be completed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| External               | <ul style="list-style-type: none"><li>• New signage and lighting</li><li>• Full redecoration to main pub</li><li>• Roof overhaul including replacement of slipped, missing and broken slates</li><li>• New covering to ground floor toilet roof</li><li>• Repairs to existing skylight</li><li>• Overhaul existing rainwater goods (cast and UPVC)</li><li>• Overhaul fascia, soffits and bargeboards</li><li>• Overhaul timber windows including easing and adjustment</li><li>• Overhaul crittal windows including easing and adjustment</li><li>• External render repairs to elevations and chimney stacks</li><li>• Minor repairs to painted stonework</li><li>• New 1800mm high closeboard fence</li><li>• New picket style fence to external dining area</li><li>• Replace existing rear metal fire escape stair</li><li>• Drainage repairs</li></ul> |
| Trade Area - Generally | <ul style="list-style-type: none"><li>• Full internal redecoration with feature wall finishes</li><li>• Sand and re-varnish existing timber flooring</li><li>• New flooring to bar area</li><li>• Alterations to backfitting including tiled detailing and LED step display</li><li>• Modify bar servery to form new glasswash area</li><li>• New joinery items including screens and brick shelves</li><li>• New fixed seating</li><li>• New entrance matting</li><li>• New non-slip flooring to bar servery</li><li>• New carpet throughout selected areas</li><li>• Upgrade lighting dimmer system</li><li>• New electrical sockets</li></ul>                                                                                                                                                                                                            |

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|                        | <ul style="list-style-type: none"> <li>• New light fittings</li> <li>• Upgrade emergency lighting system</li> </ul>                                                                                                                                                                                                                                       |
| Male Toilets           | <ul style="list-style-type: none"> <li>• Full redecoration</li> <li>• New vinyl flooring</li> <li>• Retain and patch repair existing tiling</li> <li>• New concealed cistern WC with boxed finish</li> <li>• Replace lamps to recessed lighting</li> <li>• Overhaul extraction system</li> </ul>                                                          |
| Female Toilets         | <ul style="list-style-type: none"> <li>• Full redecoration</li> <li>• New vinyl flooring</li> <li>• Retain and patch repair existing tiling</li> <li>• New concealed cistern WC with boxed finish</li> <li>• Replace lamps to recessed lighting</li> <li>• New extraction system</li> </ul>                                                               |
| Toilet Corridor        | <ul style="list-style-type: none"> <li>• Full redecoration</li> <li>• New vinyl flooring</li> </ul>                                                                                                                                                                                                                                                       |
| Cellar                 | <ul style="list-style-type: none"> <li>• New python routes for BWC installation</li> <li>• Full redecoration to previously decorated areas</li> <li>• EHO compliance works</li> <li>• Block gaps in walls and doors</li> </ul>                                                                                                                            |
| Trade Kitchen          | <ul style="list-style-type: none"> <li>• New safety flooring</li> <li>• New white rock wall cladding</li> <li>• New stainless steel wall cladding</li> <li>• Full redecoration</li> </ul>                                                                                                                                                                 |
| Domestic Accommodation | <ul style="list-style-type: none"> <li>• Supply and fit two new sections of bar to lounge room windows (low-level sills)</li> <li>• Allowance for internal decorations and repairs</li> <li>• Professional deep clean to hallway, lounge and bedroom carpets</li> <li>• Repairs to bathroom</li> <li>• Repairs to kitchen</li> </ul>                      |
| Sustainability         | <ul style="list-style-type: none"> <li>• EPC improvement works</li> <li>• New TVs</li> <li>• LED lighting</li> </ul>                                                                                                                                                                                                                                      |
| General                | <ul style="list-style-type: none"> <li>• Ensure property complies with tenant statutory and mandatory requirements</li> <li>• Ensure property complies with landlord statutory and mandatory requirements</li> <li>• Provide tenant with all relevant certification and compliance documentation associated with the agreement type and lessee</li> </ul> |

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|  | responsibilities |
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## 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.