



Pub Name: Saddle & Spire

Location: East Leake

Scope of Works

Area	Works to be completed
External	• New signage scheme and external decorations to the building and fences • Repair and replace timber cladding to the side elevation as required • General repairs to windows and doors • New brickwork steps, concrete paving and steel balustrade • Repair stone paving, install artificial grass and replace decking with paving • New picket fence and gate • New brick boundary wall with timber fencing • New concrete planter with planting, bark and spike lighting • Construct new covered timber pergola with polycarbonate roof • New entrance pergola linking the car park to the main entrance • Overhaul existing bi-fold doors and modify balustrades • Remove existing bin store and improve delivery access • New enclosed timber bin store with double gates • New garden shed booths with seating, lighting and heaters
Trade Area – Generally	• Extend structural opening and alter layout • Remove existing back bar fitting • Complete full internal decorations • New tiled bar apron • New timber flooring to the bar and lounge • New carpet to the dining area • New entrance matting • New timber drinks shelves • New section of front bar with solid timber counter • New stained panelling to the existing bar

	• New backfitting with illuminated bottle display, mirrors and glass storage • New fixed and booth seating • Inspect and make the chimney fully operational • New decorative lighting throughout, including additional fittings where required
Male Toilets	• General redecoration • New vinyl flooring with coved skirting • Regrout and repair existing wall tiles • New pedestal sink • Retain remaining sanitaryware • New radiator • Replace urinal waste pipes
Female Toilets	• General redecoration • New vinyl flooring with coved skirting • Regrout and repair existing wall tiles • New radiator • New vanity units
Accessible Toilet	• Form a new accessible WC • New dado-height wall tiling • New vinyl flooring • New Doc M sanitaryware • New extract ventilation, heating and alarm • Extend below-ground drainage connection
Kitchen	• Alter opening to create a new kitchen pass • Repair existing vinyl flooring • Retain and clean existing extract system • No additional kitchen work
Private Accommodation	• Accommodation improvements in accordance with the report
Cellar	• New cellar curtain • No further cellar works
Sustainability	• Sustainability improvements including PIR sensors, LED lighting and thermostatic radiator valves (TRVs)
Fixtures & Fittings	• Fixed and loose catering equipment • New bottle coolers • New glasswasher and ice machine • Upgraded background music system • Existing TV relocated • Operational intruder alarm

	• Operational CCTV (where required) • New decorative lighting • New window treatments • New internal and external loose furniture • New fixed seating and upholstery • Artwork, bric-a-brac, poster cases and blackboards • New planting • Fire-fighting equipment
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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.