



Pub Name: The Brookside

Location: Windermere

Scope of Works

Area	Works to be completed
External	• External areas refreshed and tidied • Existing signage retained • Festoon lighting removed • Car park cleared and repairs completed where required • Decking cleaned and improved with grip strips where needed • External furniture retained, refurbished and supplemented where required
Main Trade Area	• Full internal redecoration, including timberwork and fireplaces • New wallpaper feature finishes where specified • Existing fixed seating reupholstered • Existing furniture refurbished, with new pieces added where required • New flooring in selected areas • New window dressings • New and refreshed lighting • New internal signage • New darts feature with halo lighting, electronic scorer and feature backboard • Existing drinks shelf removed to accommodate the new darts area • Raised area altered with new screens and drinks shelves
Bar Servery	• Bar front redecorated and bar tops stripped, stained and polished • New safety vinyl flooring • New wicket gate and bar flap • New tiled and mirrored sections to the backfitting • New shelving and illuminated bottle displays • Coffee machine, HEINEKEN Blade and charging station positions incorporated

	Existing bottle coolers, glasswash and sinks retained and serviced
Toilet	- Gents, ladies and accessible toilet areas redecorated - New toilet seats and selected new mirrors - New safety vinyl flooring to ladies - Existing sanitaryware largely retained - Accessible toilet deep cleaned and upgraded where required - Lighting retained and upgraded to LED where required
Private Accommodation	- Decoration and repairs where required - Damp and mould issues addressed - Roof and window repairs, including replacement windows - Kitchen checked and made compliant - Existing flooring retained - Redundant furniture and belongings removed
Kitchen & Cellar	- Existing catering equipment retained - Kitchen deep cleaned with ventilation and services checked - M&E upgrades where required - Cellar cleared and redecorated - Damp and mould addressed - Cellar cooling, fire detection and sump pump checked - SmartDispense adapted to suit the new bar product layout

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.