



Pub Name: Cask and Spindle

Location: Shepley

Scope of Works

Area	Works to be completed
External	• Full external redecoration to all painted masonry, joinery and fencing • New signage scheme including removal of existing signs and making good • Pre-decoration joinery repairs • Specialist cleaning of existing stonework using DOFF steam cleaning system • Tidy site, remove weeds, clear moss, road sweep and repaint car park lining • Prune and cut back vegetation • New close-boarded timber fence to service yard/bin store • Jet wash existing paving and re-bed where required • Remove planting and create new low-level lit terrace area • New timber planters and ropes • New external furniture (tenant)
Trade Area – General	• Remodel raised lounge seating and create new T&G feature • Remove raised floor and make good subfloor • New WC entrance partition and accessible WC provision • Remove fixed lounge seating and install feature panelling • Sand and reseal exposed timber beams • Strip redundant floor coverings, furniture and joinery • New floor tiles, timber flooring, carpet and entrance matting • Full internal redecoration • New fixed seating booths with upholstery to bar area and wall panelling • Install operational real fire to existing fireplace • New timber shelving replacing existing • New drinks shelves and feature screens • New lighting throughout, retaining selected fittings and relamping to

	- EPC standard - New internal signage by specialist contractor - CCTV checked and upgraded to licensing requirements - Security alarm checked and confirmed operational - New decorative bric-a-brac by specialist contractor (tenant) - EPC works - New window finishes with working roller blinds (tenant) - One new TV (tenant) - TV positions and associated services (tenant) - New and refurbished loose furniture (tenant)
Male Toilets	- Full redecoration - Full refurbishment including new full-height wall tiling - New sanitaryware and vanity unit - New floor tiles - New mirrors - New hand dryer - Ensure mechanical ventilation is operational
Female Toilets	- Full redecoration - Full refurbishment including picture rail and timber detailing - New sanitaryware and vanity unit - New floor tiles - New mirrors - New hand dryer - Ensure mechanical ventilation is operational
Bar Servery	- Reconfigure bar counter and relocate services for glasswash area - Strip, sand and repolish front bar counters - New feature overbar - Revised product layout with bridge front - New illuminated bottle display shelving - Modify bottle steps and carcassing for bottle coolers - Confirm equipment requirements including bottle coolers and coffee machine - Retain existing ice machine - Retain existing glasswash
Kitchen	- Works to suit catering contractor's layout - New equipment and canopy replacement works - Air input modifications as required - Roof void ductwork modifications - New wall cladding where required - New safety flooring
Cellar	- Service existing cellar cooling - Install new Smart Dispense system as required

	• Decorations to cellar
Domestic Accommodation	• Full internal decorations • Ceiling repairs and patch repairs following damp ingress • New bathroom and replacement flooring • New kitchen and replacement flooring • Remove existing carpets
Sustainability	• PIR sensors • Loft insulation • LED lighting upgrades

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.