



Pub Name: Duckworth Hall

Location: Oswaldtwistle

Scope of Works

Area	Works to be completed
External	• New signage and external lighting • Full external redecoration including pre-paint repairs • White lining to existing car park
Rear Beer Garden	• Repairs to beer garden fencing
Trade Area – Generally	• Overhaul bar top and bar front • New upper backfitting to bar • New carpet and Karndean flooring • Full internal redecoration • Open up two existing fireplaces and ensure they are operational • Reupholster existing fixed seating
Male Toilets	• Full redecoration • New radiator and extract fan • New toilet seat • New mirrors and decorative items (bric-a-brac)
Female Toilets	• Full redecoration • New radiator and extract fan • New toilet seat • New mirrors and decorative items (bric-a-brac)
Private Accommodation	• New bathroom with vinyl flooring • Repairs to kitchen with new vinyl flooring • Full internal redecoration • Damp repairs

Sustainability	• Sustainability works to achieve an EPC rating of C
General	• Ensure property complies with tenant statutory and mandatory requirements • Ensure property complies with landlord statutory and mandatory requirements • Provide tenant with all relevant certification and compliance documentation associated with the agreement type and lessee responsibilities

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.