Pub Name: White Bear

Location: Adlington

Scope of Works

Area	Works to be completed
External - Front	• Introduce new external signage and ironmongery to the front entrance. • Install hanging baskets with watering provision. • Carry out external redecoration to the frontage, including doors, windows and associated finishes. • Review external CCTV requirements and remove redundant wiring.
External - Rear and Garden	• Install trellis and replace selected fencing sections. • Replace the former children's play area surface with turf. • Provide new posts and festoon lighting, and tidy the outside area. • Redecorate the rear elevations, entrance features and external joinery. • Provide new parasols to existing benches and refresh selected outside furniture.
General Trading Areas	• Redecorate walls, ceilings and timberwork throughout. • Upgrade and reposition selected light fittings, with new wallpaper, window dressings and feature finishes. • Refresh selected existing furniture and introduce additional furniture where specified. • Provide internal signs and appropriate electrical and safety upgrades.
Lobby	• Remove existing acoustic wall panels and make good the wall finishes. • Install new lighting and redecorate.
Bar and Lounge	• Alter selected boxing and wall panelling, and install a new feature bar apron. • Introduce new Karndean flooring, mid-height and high-backed seating, and new armchairs. • Install new feature lighting, wall finishes, wallpaper and window dressings. • Enhance the existing fireplace as a decorative focal point.
Sports Area	• Provide a new feature single-dartboard installation with integrated scoring provision. • Install new television screening and supporting power and data points.

	• Redecorate and refresh wall finishes, furniture and lighting.
Snug	• Install new carpet to complement the bar area. • Reupholster existing fixed seating with feature fabric backs. • Introduce feature wallpaper, lighting, tables, stools, blinds and curtains. • Upgrade decorative finishes to walls and ceilings.
Bar Servery	• Rebuild the bar front with a traditional-style timber finish and remodel the back-bar fittings. • Install new work surfaces, shelving, counter, sink and drainage provision. • Upgrade bar layout, cellar-service pipework, power and display arrangements. • Provide new glass-washing facilities and supporting fittings.
Ladies' and Gents' Toilets	• Refresh wall and ceiling finishes with new tiling, cladding and decorative features. • Install new sanitaryware, vanity units, mirrors and selected flooring. • Upgrade lighting, joinery and ventilation where specified.
Kitchen and Cellar	• Redecorate the kitchen and provide a new fire door where required. • Install a new ice machine in the cellar and service existing cellar cooling.
Private Accommodation	• Redecorate the landing and corridor and install corridor boarding. • Alter the bedroom layout to provide three bedrooms, closing off one existing room. • Install a new domestic kitchen worktop, sink, cupboard doors and vinyl flooring. • Install new vinyl flooring to the bathroom and carry out the specified repairs.
Office and Security	• Relocate the office to the agreed CCTV position. • Upgrade CCTV coverage and security equipment, including an intruder alarm.

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.