



Pub Name: Old Hall

Location: Threshfield

Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none">• Full external repairs and redecoration.• New authentic signage scheme and lighting.• New planting scheme to frontage.• Remove ivy to frontage.• Jet wash car park and repair where required.• Reduce front door and install new ironmongery.• Refurbish all benches on car park green.• Refurbish and redecorate all windows.• Repair garages.• Clear and de-weed cottage area.• Clear and de-weed rear garden area.• Cut back ivy over kitchen roof.• De-weed overflow car park.
Entrance Corridor	<ul style="list-style-type: none">• Retain quarry tiles.• Full redecoration with panelling and wallpaper.• New lighting.• Reglaze entrance doors.
Snug	<ul style="list-style-type: none">• Full redecoration.• Retain flags and clean.• New furniture and fixed seating.• New bric-a-brac.• New light fittings.• Overhaul fireplace.• Add screens to raised area.

Bar Area	<ul style="list-style-type: none"> • Full redecoration. • Retain industrial clean stone floor. • Overhaul fireplace. • New furniture. • Retain fixed seating, reupholster and add cushions. • New light fittings. • New bric-a-brac.
Bar and Back Fitting	<ul style="list-style-type: none"> • Repolish bar top and back bar fitting. • Add bottle fridges. • Add coffee station. • Overhaul bar and back bar. • Add metal cages to main back bar. • Move glass wash to splayed area. • Add new shelving to splayed area. • Remove stainless racking. • New altro flooring.
Lounge Bar	<ul style="list-style-type: none"> • Full redecoration. • New furniture. • New light fittings. • Retain fixed seating. • Industrial clean stone floor. • New bric-a-brac. • Feature blackboards. • New window dressings.
Dining Area	<ul style="list-style-type: none"> • Full redecoration. • Reinstate bar servery. • Clean stone fireplace. • Replace existing carpet (check floor finish beneath). • New light fittings to existing positions. • New window dressings. • Unboard and skim ceiling. • New furniture. • New bric-a-brac.
Toilets	<ul style="list-style-type: none"> • Full redecoration. • New LVT flooring to female WC. • Refurbish vanity units and add new mirrors. • Add new panelling. • New lighting. • Overhaul doors. • Retain existing floor tiles to male WC. • New mirrors. • Overhaul sanitaryware.

	<ul style="list-style-type: none"> • New doors.
Beer Garden	<ul style="list-style-type: none"> • Pressure wash flags. • Refurbish all benches. • Cut back grass and planting. • Add festoon lighting. • Partition oil bay lead roof. • Repair bay window sills.
Catering Kitchen	<ul style="list-style-type: none"> • Overhaul kitchen extract system. • Remove all existing catering kit. • Block up windows. • Screed existing floor and lay altro flooring. • Whiterock tiled walls. • Install new kitchen as per Lloyds catering layout plan.
Cellar	<ul style="list-style-type: none"> • Full redecoration. • Industrial clean throughout.
Private Accommodation	<ul style="list-style-type: none"> • Strip carpets. • Full redecoration. • Redecorate bathroom. • Carry out general repairs. • Replace traditional units. • Overhaul sanitaryware.

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.