



Pub Name: Joseph Pearce

Location: Edinburgh

## Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> <li>• New signage scheme and external decorations</li> <li>• Provide folding tables and chairs (6 sets, 4 chairs per set)</li> <li>• Install café banners</li> </ul>
General	<ul style="list-style-type: none"> <li>• Decorations throughout</li> <li>• Overhaul ironmongery to doors with antique brass finish</li> </ul>
Dining Area	<ul style="list-style-type: none"> <li>• Decorations throughout dining area</li> <li>• New feature wallpaper above dado height</li> <li>• Applied moulding below glazing decoration</li> <li>• New vinyl branded manifestation to glazing</li> <li>• New joinery display with integrated lighting</li> <li>• Sand back and re-stain existing timber flooring</li> <li>• Patch and repair ceiling where required</li> <li>• New plush decorative curtain</li> <li>• Install artwork, plants and rugs</li> <li>• Replace and reposition light fittings</li> <li>• Redecorate balustrade</li> <li>• Renew flooring to steps with contrasting nosings</li> </ul>
Bar Area	<ul style="list-style-type: none"> <li>• Decorations throughout bar area with feature ceiling colour</li> <li>• Remove wallpaper within panels and redecorate</li> <li>• Retain panelling to dado height and repair mouldings</li> <li>• Replace timber flooring with basket weave flooring and border detail</li> <li>• New fixed seating to windows</li> <li>• New feature lighting to front windows</li> <li>• Retain existing TV and projector</li> </ul>

Bar Servery	<ul style="list-style-type: none"> <li>• Retain existing bar front and prepare for decoration</li> <li>• Install LED lighting strip to underside of bar top</li> <li>• Refinish bar top (sand, stain and seal)</li> <li>• Install large table lamp to bar servery</li> <li>• Polish brass foot rail</li> <li>• Sand back and re-stain back bar</li> <li>• Apply manifestation to back bar mirrors</li> <li>• Install LED step displays to existing positions</li> <li>• Complete works associated with new tills</li> <li>• Make good to under carcass</li> <li>• Tidy and retain coffee station</li> <li>• Install new JAT coffee machine</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>• Decorations throughout kitchen</li> <li>• Install new safety flooring</li> <li>• Complete works associated with new kitchen layout</li> <li>• Clean existing extraction</li> </ul>
Office	<ul style="list-style-type: none"> <li>• Retain office in basement and update to meet JAT requirements</li> </ul>
Female Toilets	<ul style="list-style-type: none"> <li>• Upgrade cubicles and redecorate</li> <li>• Install feature wallpaper to cubicles</li> <li>• Install new WC pans and seats</li> <li>• Replace ironmongery and apply mouldings to doors</li> <li>• Retain vanity unit and upgrade sinks/taps</li> <li>• Upgrade lighting</li> <li>• Deep clean existing tiling</li> <li>• Reposition radiator</li> <li>• Install new baby change unit</li> <li>• Install artwork and planting</li> <li>• Redecorate painted surfaces</li> <li>• Remove wallpaper to communal areas and redecorate</li> <li>• Install new timber effect safety flooring</li> <li>• Retain mirror and add stained frame</li> </ul>
Male Toilets	<ul style="list-style-type: none"> <li>• Retain existing hygienic wall cladding</li> <li>• Deep clean urinals and troughs</li> <li>• Install new vanity unit, sinks and taps</li> <li>• Install new mirrors</li> <li>• Redecorate painted surfaces</li> <li>• Remove and redecorate mural</li> <li>• Install new safety flooring</li> <li>• Install new WC pan and seat</li> <li>• Install new light fittings</li> <li>• Install new JAT hand dryer</li> <li>• Install artwork</li> </ul>

	<ul style="list-style-type: none"> <li>• Overhaul cubicle doors and ironmongery</li> </ul>
Cellar	<ul style="list-style-type: none"> <li>• Install new cellar cooler</li> </ul>
Fixtures & Fittings	<ul style="list-style-type: none"> <li>• Install new furniture and refurbish existing pieces</li> <li>• Install new fixed seating</li> <li>• Upgrade lighting with new feature pendants</li> <li>• Install new curtain between dining areas</li> <li>• Install artwork, rugs and planting</li> <li>• Install new sign writing</li> </ul>
Mechanical & Electrical	<ul style="list-style-type: none"> <li>• Install new dimming system to trade lighting</li> <li>• Relocate and install new light fittings</li> <li>• Modify emergency lighting and detection systems</li> <li>• Install USB-C sockets throughout trade area</li> <li>• Upgrade face plates to antique brass</li> <li>• Provide new socket positions for lamps</li> <li>• Modify heating system and reposition radiators</li> <li>• Install services for CCTV, tills, music and TVs</li> <li>• Install wiring for new tills to bar serverly</li> <li>• Complete services associated with new signage</li> </ul>

## 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.