



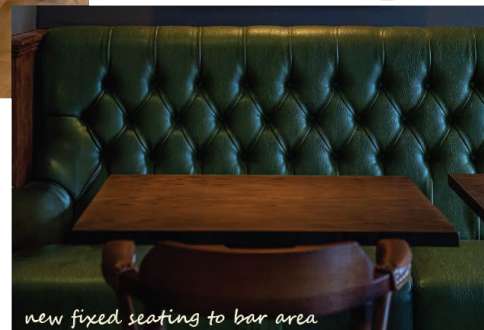
The White Horse, Main Road, Sundridge, Sevenoaks, TN14 6EH

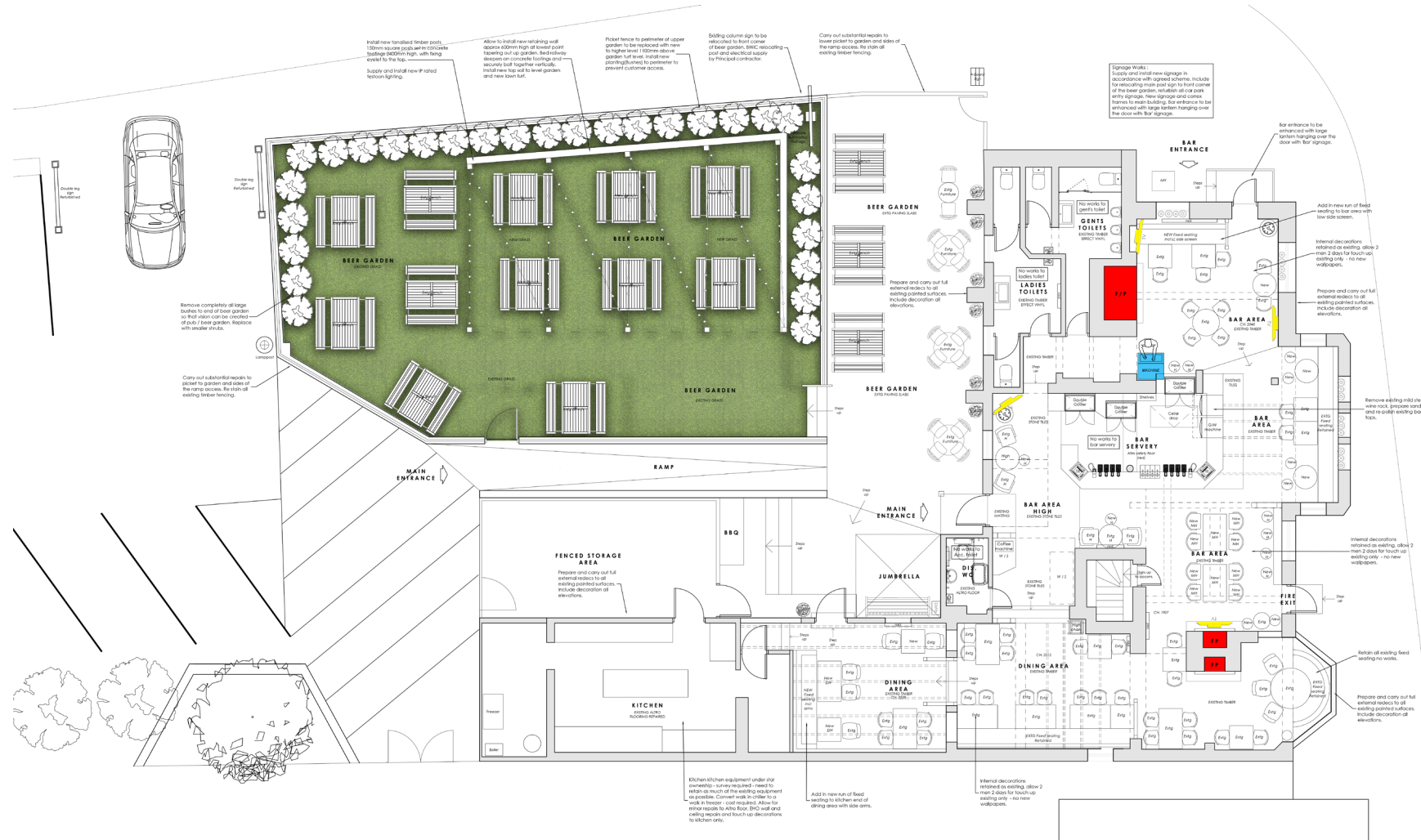


Our Management Agreement

- The Just Add Talent management agreement provides the perfect combination of our retail offer, all of the support we provide and your talent to execute it.
- Our management agreement offers you a ready-made pub. We provide the menus, the fantastic brands, and a tried and tested food offer along with award winning training for you and the staff. All of which is locally executed by you.
- You will need a £3,000 deposit to enter the management agreement. We cover the operating costs of the business, excluding the staff wages and employee liability insurance. Accommodation is also included at many of our sites.
- You can earn between 20% to 30% of the net weekly sales. From this you'll pay the staff wages, and your own income. In addition to this, you'll receive quarterly a 20% share of the net operating profit.
- You'll have us by your side throughout, offering the help and support you need to succeed.
- If you're enthusiastic and retail focused, you're exactly what we're looking for. You don't need to have any specific industry experience; you simply need to be up for the challenge to execute the retail offer and bring out the best in the great British pub.

Internal Mood Board





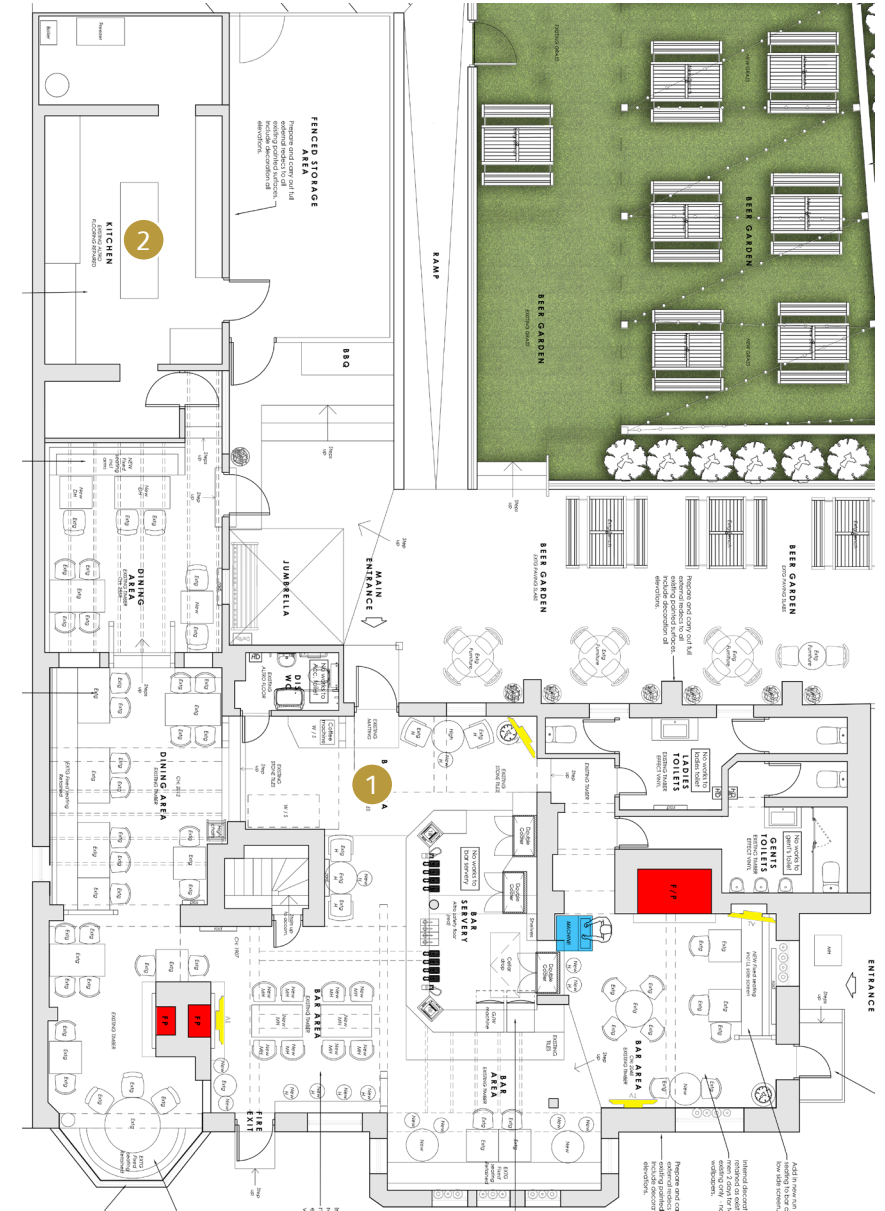
Floor Plans & Finishes

1 General Trade Areas

- Fill in the existing opening to create a level wall for new seating.
- Remove old wall finishes before carrying out new works.
- Add new low timber screens around fixed seating areas.
- Remove old wine cage display at the front bar.
- Refresh and repair the bar once the wine cage is taken out.
- Touch-up painting throughout (two decorators for one day).

2 Kitchen

- Check that the kitchen extraction system is working properly.
- Minor building works to fit a new walk-in freezer.
- Repair or adjust existing doors and fittings as needed.
- Clean and repair existing kitchen flooring.
- Fix any damaged threshold strips.
- Finish off painting and decorations.
- Update above-ground drainage to suit the new kitchen layout.



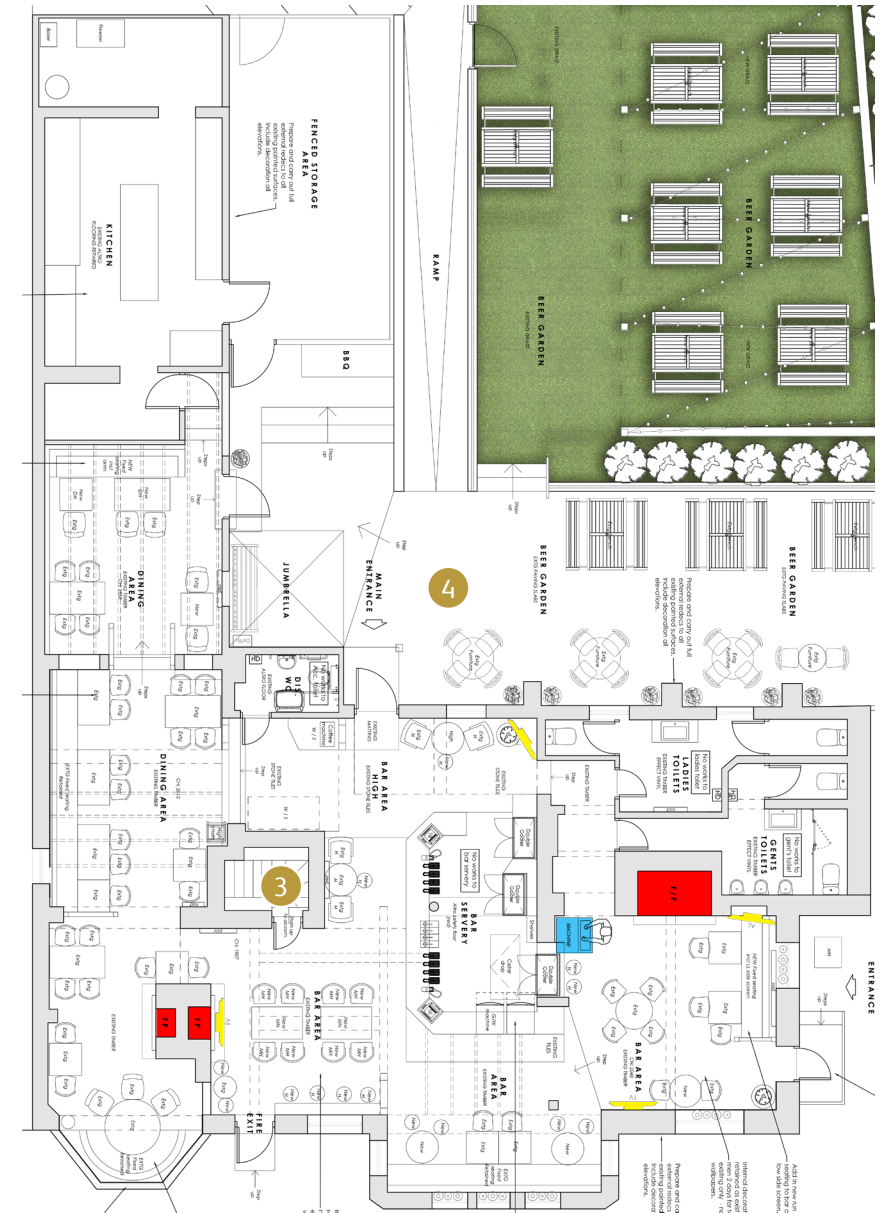
Floor Plans & Finishes

3 Private Accommodation

- Touch-up painting where needed.
- Keep existing kitchen and bathroom.
- Clean carpets and vinyl flooring.
- Remove any old or unused items.
- Repair and clean existing doors and windows.

4 Services

- Service the existing boiler.
- Fit an electric radiator in the Disabled WC.
- Check and service ventilation in toilets.
- Update external lighting as part of the signage work.
- Update kitchen electrics and add new sockets as needed.
- Check emergency lighting, fire alarm, smoke and heat detectors.



External Refurbishment

Signage and external works

- Repaint all windows, doors, fascias, guttering, soffits, barge boards and rendered walls.
- Install new external signage and lighting.
- Use scaffolding and access towers where needed for the works.
- Remove and dispose of any old or unused items outside.
- Repair damaged sections of the existing picket fence.
- Replace fencing around the upper garden area.
- Prepare and level the lower garden area.
- Excavate and lay new concrete foundations.
- Build new railway sleeper planters.
- Lay new turf to level and refresh the beer garden.
- Install new festoon lighting with timber posts and overhead wires.
- General tidy-up and planting around the garden area.
- Allowance for other small external repairs as required.





STAR
PUBS

JUST ADD T★LENT

THINK BIGGER

with a Just Add Talent Management Agreement. Your future starts here with Star Pubs.

Interested?

Call us today.

☎ 08085 94 95 96

Or visit

👉 www.starpubs.co.uk/just-add-talent