



The Beech Tree, Amersham Road, High Wycombe, HP13 5AJ



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

FEATURE DARTS WITH
TIMBER CLADDING



TIMBER EFFECT VINYL



NEW CARPET



BACKFITTING MODIFIED- NEW PRODUCT DISPLAY

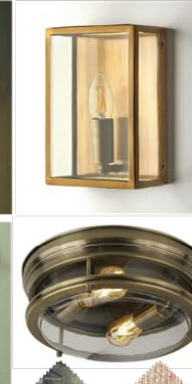


DECORATIVE FLOOR TILES



NEW MID HEIGHT FURNITURE

NEW LIGHT FITTINGS



FEATURE PANNELLING TO DINING AREA



NEW HIGH FURNITURE



PART NEW DINING FURNITURE

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Full re-decoration.
- Strip/stain/repolish existing timber floor.
- New darts.
- New F&F/Lights/Bric a Brac.
- New decorative floor tiles.
- Upgrade existing back bar.
- Strip/stain/repolish existing counter-top.
- Bar front cladding.
- New timber effect flooring (LHS).
- New TV's.

2 Dining Area:

- New carpeting.
- Full re-decoration
- New F&F.
- Remove some redundant cupboards to create flow & space.



Floor Plans & Finishes

3 Dining Area (Conservatory):

- New timber effect flooring.
- Full re-decoration.
- New suspended ceiling.
- New F&F & Bric a Brac.
- Creation of a corridor for secondary means of escape.

4 Kitchen:

- New carpeting.
- Full re-decoration
- New F&F.
- Remove some redundant cupboards to create flow & space.

5 Customer Toilets:

- Re-decorate existing Male and Accessible toilets.
- Create extension to allow for additional Ladies' toilets.



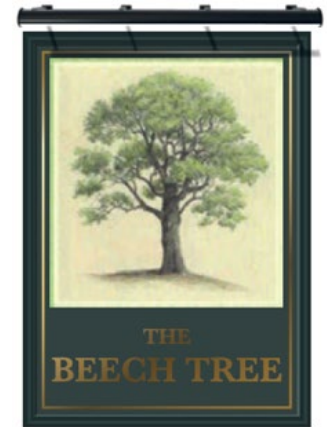
External Refurbishment

Signage and external works

- New fencing where required.
- Some new F&F.
- Remove existing pergola & kids play equip.
- General landscaping.

Car Park:

- Soak away system to eradicate flooding



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