Pub Name: Walrus

Location: Plymouth

Scope of Works

Area	Works to be completed
External	• Refresh and redecorate the building exterior and balustrade, including general repairs. • Introduce new signage, a mural and feature lighting as part of the proposed name change. • Add external furniture, festoon lighting and planters. • Clean, repair and repoint the patio area.
Main trading area	• Redecorate throughout, using feature wallpaper and timber panelling in selected areas. • Restore the timber floor and introduce new timber and vinyl flooring. • Install a new bar servery, backfitting and bar walk, with an upgraded wash-up area and slip-resistant flooring. • Add feature joinery, fixed seating and lighting. • Provide CCTV where licensing requirements apply.
Commercial kitchen	• Upgrade wall finishes, ceiling and general decoration. • Install a new extraction canopy and non-slip flooring. • Provide new fixed catering equipment.
Gents and ladies toilets	• Refurbish walls, ceilings, cubicles, doors and sanitaryware. • Install new slip-resistant flooring, hand dryers, lighting and ventilation. • Provide new urinals in the gents and a new vanity unit in the ladies.
Lobby and toilet corridor	• Improve the existing stair enclosure to provide fire protection. • Install new flooring, glazed doors, lighting and selected feature finishes.
Cellar	• Install a new SmartDispense system and supporting equipment.

	• Repair and redecorate the beer cellar.
Private accommodation	• Redecorate throughout and improve kitchen units and tiled splashback. • Replace selected flooring and refurbish the bathroom and toilet.
Sustainability and building works	• Carry out planned energy-efficiency works, including LED lighting and thermostatic radiator valves. • Undertake fire safety, drainage and external repairs, including joinery, decking and flat-roof patch repairs. • Investigate damp in the manager's accommodation.

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.