



Pub Name: Dunkirk Hall

Location: Leyland

Scope of Works

Area	Works to be completed
External	• Remove existing sleepers to grassed areas and install new brick edging • Remove all existing planters • Full external redecoration • New external drinks shelf • Repair entrance gates and redecorate within scheme • Remove section of flags, install planters and create stepped access with handrails • Re-stain existing benches • Regrout loose paving, jet wash and re-bed where required • Repair existing thatched roof • New signage and lighting scheme • Ensure all external lighting is in working order • Tidy external wiring and secure perimeter cabling • New branded A-frames to front and rear of site
Trade Area – General	• Strip, stain and repolish existing timber flooring to front right bar area • Recover existing fixed and booth seating • Repaint and reglaze existing screens • Remove existing seating in far-right bar area and make good • Full internal redecoration • Retain existing stone flags and introduce decorative feature • New entrance matting • Remove existing jukebox and make good • Strip, stain and repolish remaining timber floors • Strip, stain and repolish counter top • Coffee machine (tenant item) • Upgrade CCTV system, wired back to office with second screen to bar

	servery (tenant item) • New free-pour shelving and mirrors to backfitting • Replace ceiling tiles to backfittings • Replace fireplace tiling • Infill gap within existing curved booth seating • New Karndean flooring • New timber screens with glazed tops • New drinks shelf to games area • New feature darts wall • New TVs and zoned sound system using existing TVs (tenant item) • New furniture to suit scheme • Intruder alarm by specialist contractor (tenant item) • New USB sockets to plinths • Replace light fittings within scheme • Check and upgrade lighting dimmer system where required
Female Toilets	• Repairs where required • Replace grooved MDF vanity boarding and redecorate • New angled shelving • Retain lighting and relamp • Full redecoration to walls, ceilings and timberwork • New radiators • Retain and clean existing flooring • Retain WCs • Retain sanitaryware and cubicles • Retain stone flooring
Male Toilets	• Repairs where required • Retain lighting and relamp • Full redecoration to walls, ceilings and timberwork • New radiators • Retain and clean existing flooring • Retain WCs • Retain cubicles • Retain stone flooring • Ensure door lock is operational • New waste pipes and traps to urinals
Trade Kitchen	• New kitchen layout to suit proposed offer (Star Pubs / Catering Contractor) • New LED strip lighting where existing has failed • Redecorate doors only • Pest control treatment by Rentokil (tenant item)
First Floor	• Clear rubbish from storage areas • Full redecoration to first floor accommodation, office, staff room, stairs and corridor

	• Repair damp to store area and landing • Retain staff room • Convert store into office and reconnect services/equipment • New vinyl flooring to office, kitchen and bathroom • Remove redundant bedroom
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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.