



The Royal Scot, Langrigg Road, Carlisle, CA2 6DX



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



Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

- 1 **General Trade Areas**
- Full internal redecoration, including ceilings, timberwork and feature walls.
 - Upgrade lighting, TVs, and AV systems with new fittings and cabling.
 - Refurbish and retain furniture, with new pieces added where needed.
 - Refresh bar servery with new counters, shelving, mirrors and LED lighting.
 - Strip and refinish timber floors and bar fronts.
 - Create feature darts wall with lighting and cladding.
 - Replace flooring and repair ceilings where required.
 - Provide power for new AWP, pool and waitress station.
 - Add new décor elements including bric-a-brac, wallpaper and window vinyls.
 - Retain stained-glass ceiling and exposed brick features.

Kitchen

- Adapt existing services as required.
- Retain altro flooring and ensure skirtings are securely fixed.
- Redecorate all previously painted surfaces.
- Provide power and data points for kitchen printer location.



Floor Plans & Finishes

Customer Toilets

- 2 Ladies:**
- Redecorate all previously painted surfaces.
 - Retain and clean existing wall tiling.
 - Install new vinyl flooring.
 - Retain sanitaryware and fit new WC seats, mirrors and hand dryers.
 - Replace hooks and locks to cubicle doors.
 - Check lighting and extraction systems are fully operational.
- 3 Gents:**
- Redecorate all previously painted surfaces.
 - Retain and clean wall tiling and quarry tile flooring, acid cleaning where needed.
 - Check and ensure all lighting and extraction are fully operational.
 - Retain existing sanitaryware and install new WC seats, mirrors and hand dryers.
 - Replace hooks and locks to cubicle doors.
 - Remove vending machines and make good walls.
 - Renew trap/gulley near urinal and box in pipework with access panels where required.



Floor Plans & Finishes

Customer Toilets

4

Accessible:

- Redecorate all previously painted surfaces.
- Retain and acid clean quarry tile flooring.
- Retain existing sanitaryware.
- Check and ensure lighting is fully operational.
- Fit new mirror and hand dryer.
- Ensure extraction system is working correctly.
- Install compliant AV alarm and reset panel.

5

General Works

- Carry out all S2L and S2T compliance works.
- Complete S2L works to private accommodation.
- Undertake EPC assessment and works as required.
- Conduct catchpoint survey for CCTV and intruder alarm coverage.







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