



Pub Name: Spot Gate

Location: Stoke-on-Trent

Scope of Works

Area	Works to be completed
External	• New signage, lighting and full external decorations • New mural to the rear garden • Landscaping works to the rear garden • Repair and jet wash existing decking • New and upgraded emergency exit gates and fencing
Trade Area – Generally	• Full internal redecoration with new wallpaper, timber panelling and tiling details • New floor finishes • New and upgraded lighting • New fixed seating • New heating system throughout • Existing furniture refurbished • Fire alarm, CCTV and intruder alarm works
Bar & Dining Area	• New floor and wall finishes • New fixed seating and feature carriage booths • New timber screens and decorative details • New bar counter with timber-panelled front and bar top • New timber LVT flooring to bar/lounge • New window seating bays • New bar servery • Flexible private dining and event space
Snug	• New dado-height timber panelling • Existing tiled flooring cleaned and regrouted • Existing fire brought into working order • Bar servery opened up and refurbished

	• Timber beams retained
Train Carriages	• Repairs and redecoration to the carriages • External vinyl and specialist roof repairs • New living wall between the carriages • Lighting upgrades • Existing booth seating refurbished • New and refurbished furniture • New carpet and tiled entrance • New decorative features while retaining existing carriage character
Kitchen	• Existing flooring deep cleaned and repaired • New kitchen layout and equipment requirements • Ventilation and walk-in fridge/freezer checked and serviced as required
Toilets	• New flooring and tiling • New vanity units and sanitary fittings • New doors and ironmongery • New decorative wall finishes and panelling • Accessible toilet refreshed and compliance features checked
Bar Serveries	• Two bar serveries reinstated to the Bar Lounge and Snug • New timber bar tops and panelled bar fronts • New and upgraded backfittings with illuminated bottle displays • Existing bottle coolers serviced with additional slimline coolers • New sink and drainer • New waitress and coffee station
Cellar	• SmartDispense installed • Python upgraded for the additional bar serveries • Cellar cooling and sump pump checked • New ice machine position • New secure cellar door
Private Accommodation	• Layout alterations to create protected escape routes • New flooring to kitchen and bathroom areas • Complete new bathroom suite • Kitchen repairs • New steps and handrail • Associated fire safety and compliance works

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.