Pub Name: Black Horse

Location: Barnet

Scope of Works

Area	Works to be completed
External and Garden	• Create two new extensions to add trading space, with new glazed bi-fold doors. • Remove the existing garden bar structure and retractable canopy; make good affected areas. • Repair or replace sections of fencing and gates and improve existing paving. • Provide a new delivery ramp and cellar access door. • Repaint existing external walls, timberwork and fencing, with repairs where required. • Install new illuminated fascia lettering, wall signs, hanging signage, entrance lanterns and poster or menu cases. • Update external gas meter housing.
Main Trading Areas	• Reconfigure internal doorways and partitions to suit the new layout and toilets. • Install decorative timber panelling and cladding, including in the extensions and around the lounge. • Refresh or replace fixed seating, with new upholstery where required. • Install new lighting, blinds or curtains and decorative features. • Decorate the trading areas throughout. • Sand and repolish existing bar counter tops and refresh the bar front. • Create a new coffee station and fit new back-bar tiling, display shelving and illuminated bottle steps. • Adjust back-bar fittings to accommodate bottle coolers.
Gents Toilets	• Refurbish and decorate throughout. • Install new cubicles, urinals, sanitaryware, doors and pipework where required. • Fit new wall tiling.
Ladies Toilets	• Refurbish and decorate throughout. • Install new cubicle doors and partitions, sanitaryware, vanity units, sinks and taps. • Fit new dado-height wall tiling and a new door.

Area	Works to be completed
Accessible Toilet	• Provide new accessible sanitary fittings to Part M requirements. • Install a new door and redecorate.
Commercial Kitchen	• Refit the kitchen in line with the proposed kitchen design, including new equipment and ventilation canopy where required. • Alter internal partitions and doors, making good redundant toilet areas. • Install hygienic wall cladding where required and a walk-in fridge or freezer provision. • Decorate throughout.
Cellar	• Create a new entrance opening with a new door and frame, and close off the former external doorway. • Redecorate and install additional HEINEKEN SmartDispense equipment.
Private Accommodation	• Refresh the accommodation with decorations throughout. • Install a new partition and fire door at the top of the stairs and new bathroom flooring.
Building Services	• Service the boiler and update ventilation to the new toilets. • Alter kitchen electrics, including new power points and supply changes where required. • Extend emergency lighting and fire detection systems to the new areas. • Undertake energy-efficiency works identified by the EPC report.

Summary

This Invest for Success scheme is designed to enhance the pub's trading potential through a major investment. The proposed works focus on improving the customer experience and creating a stronger food and drink offer.

Applicants should be aware that all refurbishments are subject to final board approval, which will be determined as part of the leasing process.