



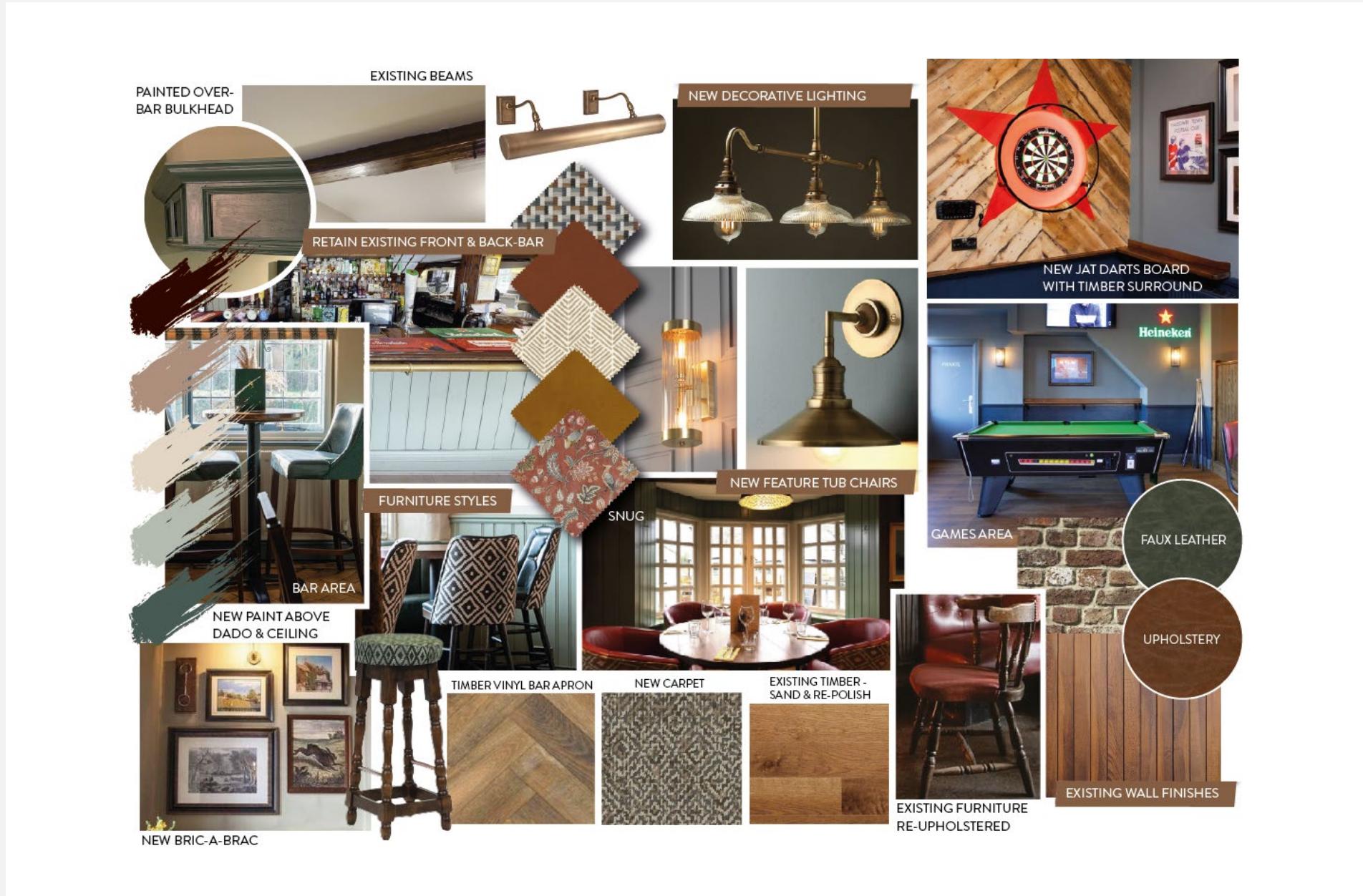
The Dukes Head, London Road, Sevenoaks, TN13 2UR



## 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



# External Mood Board

## The Dukes Head - External Moodboard



# Rendered Floor Plan



# Floor Plans & Finishes

1

## General Trade Areas

- Strip out and dispose of redundant items.
- Remove existing anaglypta ceiling paper.
- Box out unusable corner with new studwork.
- Retain front bar servery; overhaul undercounter shelving and form new till surrounds.
- Reposition tills to bar front.
- Retain back-bar servery.
- Install new dart surrounds with matting.
- Allow for faux window treatments (provisional).
- Overhaul existing windows to retain including ironmongery.
- Supply and lay new entrance matting.
- Provide and lay new carpet.
- Sand, stain and repolish existing timber floor.
- Full internal redecoration, including bar area.

2

## Kitchen

- No proposed works.



# Floor Plans & Finishes

## 3 Customer Toilets

- Replace existing hand dryers.
- Retain existing wall tiles and sanitaryware.
- Retain existing urinals and sparge pipes; clean and refresh.
- Minor overhaul of extract fan.
- Acid clean and re-grout existing tiled floors as required.

## 4 Cellar & Back of House

- Decorations to cellar.
- New sump pump.
- Construct worktop for proposed office equipment and provide shelving units.
- Retain and clean existing vinyl floor in office.
- Localised decorations to office.

## Domestic Accommodation

- No refurbishment works planned.
- Install new white goods.
- Deep clean existing floor coverings.



# External Refurbishment

## Signage and external works

- Strip out and dispose of redundant items.
- Retain existing signage and decoration.
- Prepare existing wall for new framework and plywood to receive mural artwork.
- Install festoon lighting with catenary wire.
- Replace 2m-high close-boarded fence.
- Construct hardwood boxing for external TV.
- Jet wash and de-weed existing paving slabs.





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