



Pub Name: Wills 'O' Nats

Location: Huddersfield

## Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> <li>• New signage scheme</li> <li>• Repairs where required</li> <li>• Full external decorations</li> <li>• New external lighting</li> </ul>
General Trade Area	<ul style="list-style-type: none"> <li>• S21 and Health &amp; Safety works to be completed</li> <li>• Internal doors sanded, stained and polished (medium-dark oak), with painted doors repainted</li> <li>• General repairs carried out</li> <li>• Retain existing bric-a-brac</li> <li>• Upgrade existing lighting and re-lamp to LED where required</li> <li>• New light fittings throughout</li> <li>• New light points throughout</li> <li>• Retain all fixed seating and loose furniture</li> </ul>
Bar Area	<ul style="list-style-type: none"> <li>• Reupholster fixed seating</li> <li>• Reupholster loose furniture</li> <li>• Sand and stain existing timber floor</li> <li>• New mid-height furniture</li> <li>• New poser-height furniture</li> <li>• New curtains/blinds</li> <li>• Full redecoration</li> <li>• Feature wallpaper</li> <li>• Stain existing beams (dark oak)</li> <li>• New LVT tiled bar apron</li> <li>• New timber flooring</li> </ul>

Bar Servery	<ul style="list-style-type: none"> <li>• Paint existing bar front</li> <li>• Sand, stain and polish existing bar top</li> <li>• Alterations to back bar</li> <li>• Sand, stain and polish back bar (dark oak)</li> <li>• New overhead glass racks</li> <li>• New lighting to back bar</li> <li>• Install new vision panel to kitchen door</li> </ul>
Dining Area	<ul style="list-style-type: none"> <li>• Reupholster fixed seating</li> <li>• Reupholster loose furniture</li> <li>• New carpet with contrasting nosings</li> <li>• New timber panelling behind fixed seating</li> <li>• Full redecoration throughout</li> <li>• New decorative items (bric-a-brac)</li> <li>• New curtains/blinds</li> <li>• Redecoration to waitress station</li> <li>• Feature wallpaper</li> <li>• New tables</li> </ul>
Toilets	<ul style="list-style-type: none"> <li>• Redecoration to both toilets</li> <li>• New mirror to ladies (via bric-a-brac)</li> <li>• Refurbish ladies vanity</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>• Install additional 6-burner cooker</li> <li>• Clean and repaint prep kitchen</li> </ul>
Private Accommodation	<ul style="list-style-type: none"> <li>• Ensure property meets all tenant statutory and mandatory compliance requirements</li> <li>• Ensure property meets all landlord statutory and mandatory compliance requirements</li> <li>• Provide tenant with all relevant certification and compliance information</li> </ul>
General	<ul style="list-style-type: none"> <li>• Ensure property meets all tenant statutory and mandatory compliance requirements</li> <li>• Ensure property meets all landlord statutory and mandatory compliance requirements</li> <li>• Provide tenant with all relevant certification and compliance information</li> </ul>

## 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.