



Pub Name: Butchers Arms

Location: Uttoxeter

Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> • Fit waney lap panel to right-hand side of front entrance porch • New close-boarded fence to car park edge of patio with signwriting • New timber pergola to main garden area • New festoon lighting to existing posts • Lay patio to pergola and existing outdoor bar area • New external furniture • Full external redecoration works • New signage and lighting scheme
General Trade Area	<ul style="list-style-type: none"> • Full internal redecoration throughout trade area • Reupholster and refurbish existing loose seating with reclaimed feature pieces • New decorative items (bric-a-brac) • New decorative light fittings • New zig-zag entrance matting • New clean-off matting outside kitchen doors
Front Entrance Porch	<ul style="list-style-type: none"> • Overboard right-hand window with feature panelling • New timber-effect Karndean flooring and matting • New seating furniture and decorative items
Bar Servery	<ul style="list-style-type: none"> • Upgrade backfitting display • Strip bar top and repaint bar front
Bar Area	<ul style="list-style-type: none"> • New tiled flooring with timber infill panels • Sand and refinish existing timber flooring • Remove folding timber screen • New reclaimed rustic posts

	<ul style="list-style-type: none"> • New fixed seating • Reconfigure and reupholster existing fixed seating • New curtains
Local's Bar	<ul style="list-style-type: none"> • New rustic timber post screen • New fixed seating • Sand and refinish existing timber flooring
Snug Area	<ul style="list-style-type: none"> • Clean existing slate flooring
Dining Area	<ul style="list-style-type: none"> • New section of fixed seating • Reupholster three bays of curved fixed seating • New balustrading • New herringbone Karndean flooring • New carpets
Female Toilets	<ul style="list-style-type: none"> • Full redecoration
Male Toilets	<ul style="list-style-type: none"> • Full redecoration
General	<ul style="list-style-type: none"> • Ensure property complies with electrical, gas, emergency lighting and fire alarm systems

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.