



Pub Name: Three Horseshoes

Location: Malpas

Scope of Works

Area	Works to be completed
External	• Full external redecoration • New signage and lighting scheme • New cladding to the upper section of the building • External areas tidied, including planting and grass cutting • Pergola retained and refreshed • Outdoor seating upgraded, with new benches and parasols • Boundary fencing repaired and re-stained
Main Trade Area	• Full internal redecoration with new feature wallpaper • Existing loose furniture refurbished, with new pieces added where required • Fixed seating refurbished • New and refreshed lighting • New flooring finishes to selected areas • Existing timber flooring stripped, stained and repolished • New window treatments • New TV and music system • New feature darts area with dartboard surround, halo lighting and electronic scorer • Drinks shelves refreshed • Existing pool table retained
Bar Severy	• Two new till positions • New glasswasher and ice machine • Bottle coolers serviced and replaced where required • Safety flooring repaired and refreshed • New stainless-steel sink and drainer • Existing backfitting retained and upgraded

	• Bar countertop adapted where required
Toilets	• Gents and ladies fully redecorated • New vinyl flooring • New vanity features and mirrors • New cubicle door fittings • Existing lighting retained and refreshed • Sanitaryware updated where required
Domestic Accommodation	• Full redecoration • Damp issues investigated and rectified • New flooring throughout • New kitchen • New bathroom including separate WC • Windows checked to ensure they are operational
Other Works	• Office redecorated with existing parquet flooring retained • Cellar doors repaired • M&E, roof and asbestos surveys undertaken • EPC improvement 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.