



Pub Name: Horse & Jockey

Location: Freeford

Scope of Works

Area	Works to be completed
External	• New signage and lighting scheme to support a premium pub dining offer • External redecoration, including windows • New timber canopy to the side entrance with lighting and planters • Repairs to fencing and car park • New glazed inner entrance lobby doors
Trade Area – Generally	• New flooring throughout where required • Full redecoration including new wallpaper • New artwork and window dressings • New and upgraded lighting • Mix of new and refurbished furniture • Existing gas fires serviced and brought into full working order • CCTV screen relocated to the office • EPC upgrades to target a B rating
Toilets	• Gents toilets refreshed with new sanitaryware, wash basin and half-height T&G panelling • Ladies toilets fully redecorated • New safety vinyl flooring to ladies toilets • New vanity, full-length mirror and sanitaryware • New toilet signage and lighting
Bar Servery	• New safety flooring • New bar counter top to the lounge side • Existing bar front fully redecorated • New backfitting incorporating mirror, tiling and timber bottle steps • New glasswash and ice machine

	• Three new polished brass over-bar glass racks • Existing bulkhead removed and surrounding finishes made good
Private Accommodation	• Redecoration where required • Fire safety improvements to the manager's flat, including new fire doors and additional fire detection • Bathroom deep cleaned • New safety vinyl flooring to kitchen and bathroom

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.