



Pub Name: Rose of England

Location: Nottingham

Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> • Remove existing sleepers to grass areas and install new brick edging • Remove all planters from site • Complete external decorations • Install new drinks shelf • Repair and redecorate external gates within scheme • Remove section of flags, install planters and form step with handrails to suit levels • Retain and refurbish existing benches within scheme • Regrout loose paving, jet wash and re-bed where required • Repair existing thatched roof • Install new signage and lighting scheme • Ensure all external lighting is in working order • General tidy of site and fix any cabling to perimeter walls • Install new branded A-frames to front and rear
General Trade Area	<ul style="list-style-type: none"> • Strip, stain and polish existing timber flooring to bar area • Recover existing fixed and booth seating • Install infill glazing and decorate existing screens within scheme • Remove existing seating to far right bar area and make good • Complete full internal decorations • Retain existing stone flag flooring and enhance within scheme • Install new matting as per plan • Remove existing jukebox and make good • Strip, stain and repolish existing timber floor inserts • Strip, stain and repolish counter top • Install coffee machine • Upgrade CCTV system, wired back to office with additional screen to

	<ul style="list-style-type: none"> bar server • Install free pour and shelving, mirrors to existing backfitting • Change tiling to backfitting • Replace tiles to fireplace • Infill gap near existing curved booth seating
Trading Area – Additional Works	<ul style="list-style-type: none"> • Install new Karndean flooring • Install timber screens with glazed tops • Install new drinks shelf to games area • Install feature darts wall • Upgrade TV and sound system (utilise existing TVs where possible) • Provide selection of new furniture to suit scheme • Install intruder alarm (specialist contractor) • Install USB sockets to plinths • Replace light fittings where required to suit layout • Check dimmer system and upgrade if required
Female Toilets	<ul style="list-style-type: none"> • Carry out repairs where required • Replace grooved MDF boarding to vanity and redecorate • Install additional shelving to WCs • Retain lighting and ensure all lamps are operational • Redecorate walls, ceilings and timberwork above tiling • Install new radiators • Retain and clean existing flooring • Retain WCs, sanitaryware and cubicles • Retain stone flooring
Male Toilets	<ul style="list-style-type: none"> • Carry out repairs where required • Retain lighting and ensure all lamps are operational • Redecorate walls, ceilings and timberwork above tiling • Install new radiators • Retain and clean existing flooring • Retain WCs and cubicles • Retain stone flooring • Ensure door lock is operational • Install new waste pipes and traps to urinals
Trade Kitchen	<ul style="list-style-type: none"> • New kitchen layout to suit offer • Install new LED strip lighting where required • Redecorate doors • Pest control measures to be implemented
First Floor / Accommodation	<ul style="list-style-type: none"> • Clear rubbish from store areas • Complete full redecoration to accommodation including office, staff room, stairs and corridor • Treat damp to store and landing areas and make good • Reinstate staff room to position

	<ul style="list-style-type: none">• Convert store to office and reposition equipment• Install new vinyl flooring to office, kitchen and bathroom• Clear out redundant bedroom
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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.