



Pub Name: Railway Tavern

Location: Stanford-Le-Hope

Scope of Works

Area	Works to be completed
External	• Complete external repairs and redecoration • New signage and lighting in accordance with signage proposals and planning approval
Rear Beer Garden	• No works required
Trade Area - Generally	• No works required
Male Toilets	• No works required
Female Toilets	• No works required
Private Accommodation	• Works in accordance with the Spend to Let survey only
Sustainability	• Works in accordance with EPC survey and recommendations
Tenant Fixtures & Fittings	• None – let as is
General	• Ensure property complies with all tenant statutory and mandatory compliance requirements • Ensure property complies with all landlord statutory and mandatory compliance requirements • Ensure tenant receives copies of all required certification and understands landlord testing and statutory compliance responsibilities

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.