



Oddfellows Arms, 2 Waxwell Lane, Pinner, HA5 3EN



Our Management Agreement

- The Just Add Talent management agreement provides the perfect combination of our retail offer, all of the support we provide and your talent to execute it.
- Our management agreement offers you a ready-made pub. We provide the menus, the fantastic brands, and a tried and tested food offer along with award winning training for you and the staff. All of which is locally executed by you.
- You will need a £3,000 deposit to enter the management agreement. We cover the operating costs of the business, excluding the staff wages and employee liability insurance. Accommodation is also included at many of our sites.
- You can earn between 20% to 30% of the net weekly sales. From this you'll pay the staff wages, and your own income. In addition to this, you'll receive quarterly a 20% share of the net operating profit.
- You'll have us by your side throughout, offering the help and support you need to succeed.
- If you're enthusiastic and retail focused, you're exactly what we're looking for. You don't need to have any specific industry experience; you simply need to be up for the challenge to execute the retail offer and bring out the best in the great British pub.

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- Complete internal redecorations.
- Sand and repolish existing bar counters and new front bar timber cladding.
- Remove existing hearth and fireplace.
- Modify bar carcass to provide bottle coolers etc.
- Sand and repolish existing timber floors at trade area.
- Installation of new window blinds.

2 Customer Toilets

- Complete internal redecorations.

3 Private Accommodation

- Redecorations throughout.
- Provide kitchen and bathroom.
- Vinyl floor coverings to kitchen and bathroom.
- Carpeting added throughout other areas to the first floor.
- Retain timber flooring in the corridor and lounge area.



External Refurbishment

Signage and external works

- External repairs prior to decoration.
- Full external redecoration.
- New signage and lighting scheme.
- Clear & tidy overgrown vegetation in garden area.
- Level, re-bed and jet wash all existing paving slabs.
- New fencing and gates at front elevation.





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