Pub Name: The Castle

Location: Ottershaw

Scope of Works

Area	Works to be completed
External decoration and signage	• Redecorate previously painted exterior surfaces and carry out associated repairs to windows, doors, joinery and pointing. • Install the new external signage scheme.
Garden and outdoor areas	• Repair the smoking shelter cladding and felt roof and provide a new anti-slip decked step. • Repair and replace sections of boundary fencing and install new yard gates. • Overhaul the artificial turf surface and improve paving, gravel finishes, kerbs and side access. • Carry out minor tarmac repairs and install timber planters. • Remove the identified tree closest to the building and make good the surrounding area.
Bar and trading areas	• Refurbish the bar fronts, shelving, till surrounds and back-bar fittings, including new glass screening and finishes. • Create and infill selected openings and introduce new timber screens, shelves and panelling. • Install new timber doors and update existing door and window fittings. • Provide new floor coverings and redecorate the trading areas.
Customer toilets	• Redecorate and install new half-height wall tiling. • Install new sanitaryware and carry out associated drainage work. • Overhaul doors, windows and fittings.
Kitchen	• Redecorate and install protective wall cladding. • Carry out localised safety flooring repairs and protect the boiler within a fire-resistant enclosure.

	• Adapt drainage and install new kitchen extraction.
Cellar	• Install HEINEKEN SmartDispense.
Services and lighting	• Carry out plumbing, gas and drainage remedial works identified in the contractor's report. • Adapt hot and cold water connections for kitchen equipment and sanitaryware. • Overhaul toilet extract fans. • Carry out internal and external power and lighting works, including an upgraded three-phase distribution board.

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.