



Pub Name: Cedar Tree

Location: Bagshot

## Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> <li>• Full external redecoration to previously painted surfaces</li> <li>• Access provision for decorations and repair works</li> <li>• Remove redundant hanging baskets, brackets, lighting and cabling</li> <li>• New signage and lighting scheme (subject to planning approval)</li> <li>• Construct new step to front entrance</li> <li>• Construct new ramp to side entrance from car park</li> <li>• Overhaul existing ground floor windows and doors</li> <li>• Allowance for replacement first floor windows where required</li> <li>• New guttering around building perimeter</li> </ul>
General Trade Area	<ul style="list-style-type: none"> <li>• Strip out redundant floor coverings, furniture and joinery</li> <li>• Retain and refurbish existing front bar with upgraded undercounter shelving</li> <li>• New entrance matting</li> <li>• New engineered oak flooring throughout</li> <li>• New nosings and threshold strips</li> <li>• Touch-up decoration repairs following flooring installation</li> <li>• Redecoration to existing bar servery and backfitting</li> </ul>
Customer Toilets	<ul style="list-style-type: none"> <li>• Overhaul existing doors and windows including ironmongery</li> <li>• Retain and deep clean existing floor tiles</li> <li>• Re-silicone and clean sanitaryware</li> <li>• Redecorate ceilings</li> </ul>
Kitchen & Cellar	<ul style="list-style-type: none"> <li>• Wall and floor repairs</li> <li>• Retain existing kitchen extract system</li> <li>• Retain existing kitchen equipment</li> </ul>

Private Accommodation	<ul style="list-style-type: none"> <li>• Overhaul and clean existing kitchen units</li> <li>• Install new digi-lock and spyhole to entrance door</li> <li>• Investigate and repair shower leak</li> <li>• Full fire alarm test</li> <li>• Replace kitchen smoke detector with heat detector</li> <li>• Allowance for additional FRA works</li> </ul>
Services	<ul style="list-style-type: none"> <li>• Service boiler</li> <li>• Overhaul toilet ventilation systems and ensure operational</li> <li>• Check and certify fire alarms and emergency lighting</li> <li>• Alter and adapt systems to suit new toilet layout</li> <li>• EPC allowance for additional works following survey</li> </ul>
General	<ul style="list-style-type: none"> <li>• Ensure compliance for electrical, gas, emergency lighting and fire alarm systems</li> <li>• Update manager’s accommodation to acceptable S2L standard</li> </ul>

## 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.