



**Pub Name:** The Phoenix

**Location:** Hartley Wintney

## Scope of Works

| Area                   | Works to be completed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| External               | <ul style="list-style-type: none"><li>• New pictorial swing signs using existing brackets</li><li>• New overhead LED sign lighting</li><li>• Replacement aluminium tray signs to existing posts</li><li>• Replacement trough lighting to signage</li><li>• New car park disclaimer signs</li><li>• New building signwriting to elevations</li><li>• Additional parking signs</li><li>• New half-wall lanterns</li><li>• Replacement external floodlight</li><li>• Access equipment for signage installation</li><li>• Delivery and installation of signage package</li><li>• Scaffolding to all elevations</li><li>• Redecorate single door and frame (both sides)</li><li>• Redecorate timber windows and frames, including easing for operation</li><li>• Redecorate soffits, fascias and bargeboards</li><li>• Redecorate previously painted rendered surfaces</li><li>• Patch repairs to external render</li><li>• Resin repairs to timber windows</li><li>• Electrical survey and reposition feeds for new scheme</li><li>• Repair porch flat roof</li></ul> |
| Trade Area - Generally | <ul style="list-style-type: none"><li>• Remove existing back bar and dispose off site</li><li>• Construct new back bar to approved design</li><li>• New tiling to back bar</li><li>• New mirrors to back bar</li><li>• Electrical works to new back bar</li><li>• Alterations to front bar to improve storage</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|                            | <ul style="list-style-type: none"><li>• Health &amp; Safety preliminaries, waste removal and site management</li></ul>                                                                                                                                                                                                                                                 |
| Tenant Fixtures & Fittings | <ul style="list-style-type: none"><li>• No tenant F&amp;F included (N/A)</li></ul>                                                                                                                                                                                                                                                                                     |
| General Works              | <ul style="list-style-type: none"><li>• Ensure property complies with tenant statutory and mandatory requirements</li><li>• Ensure property complies with landlord statutory and mandatory requirements</li><li>• Provide tenant with all relevant certification and compliance documentation associated with the agreement type and lessee responsibilities</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.