

JUST ADD T★LENT

STAR
— P U B S —
PART OF THE HEINEKEN COMPANY



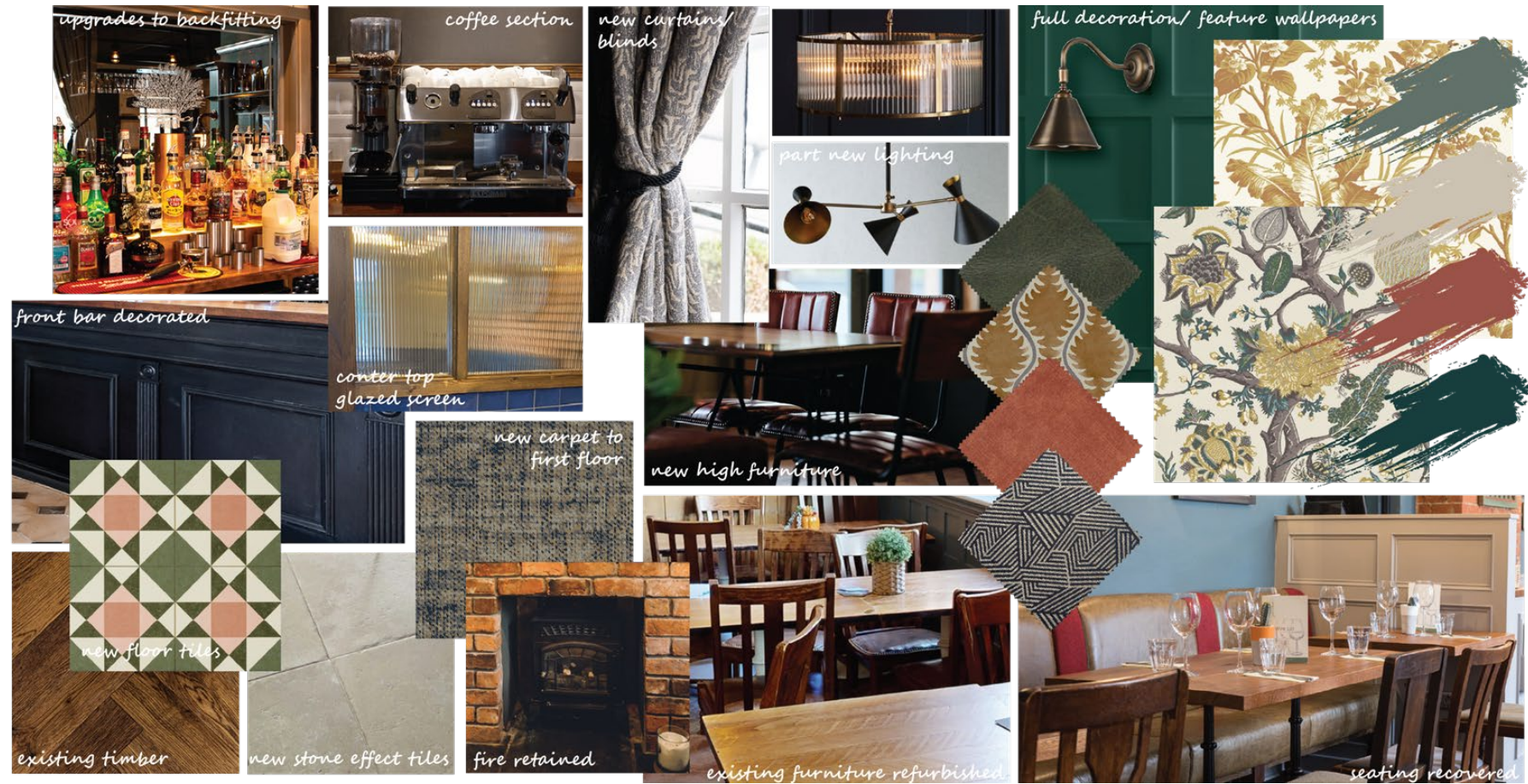
Queen Charlotte, 7 Church Lane, Windsor, SL4 1PA



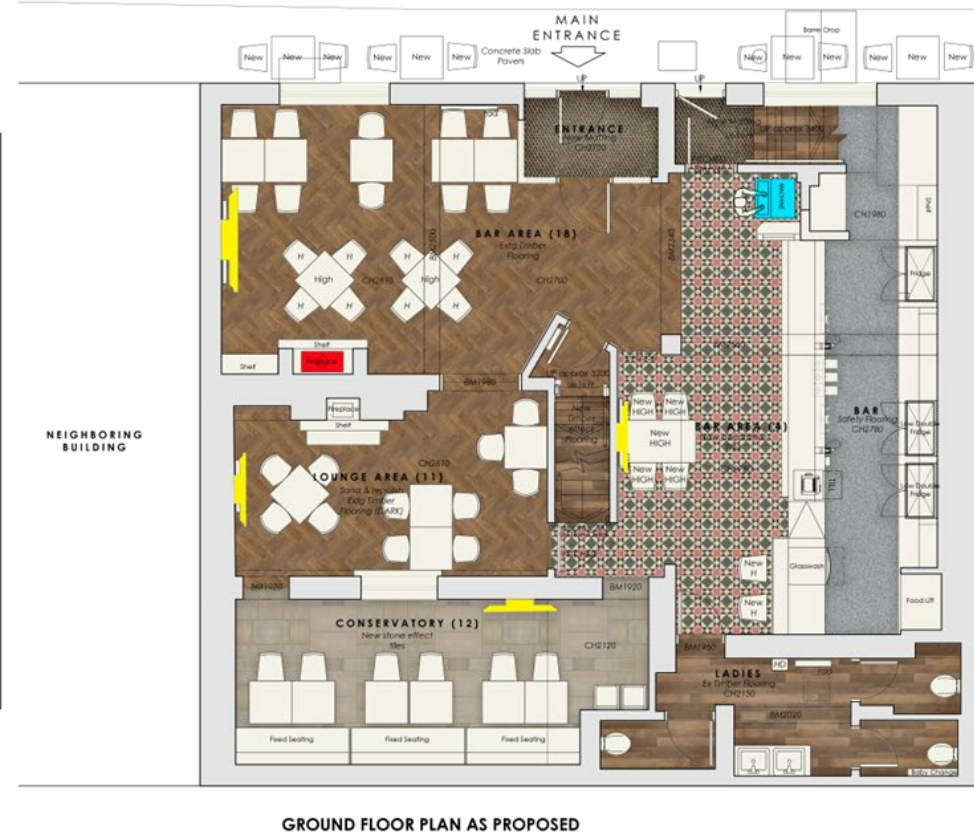
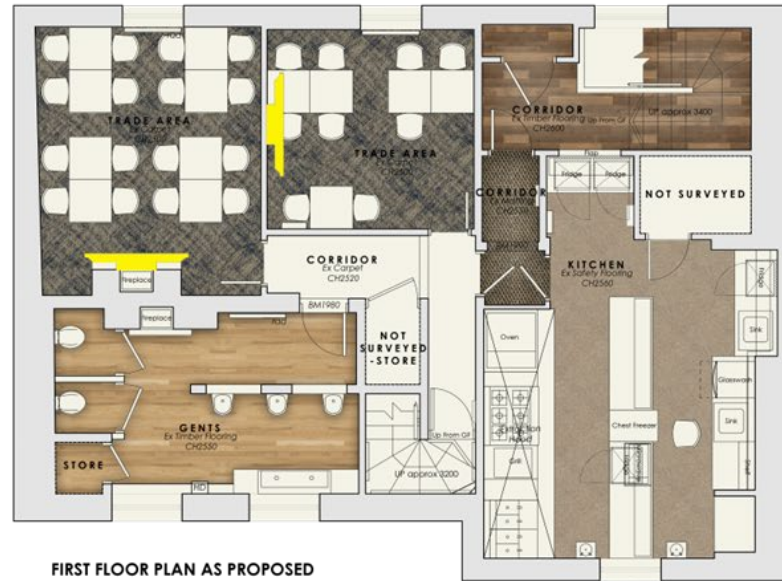
Our Management Agreement

- 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



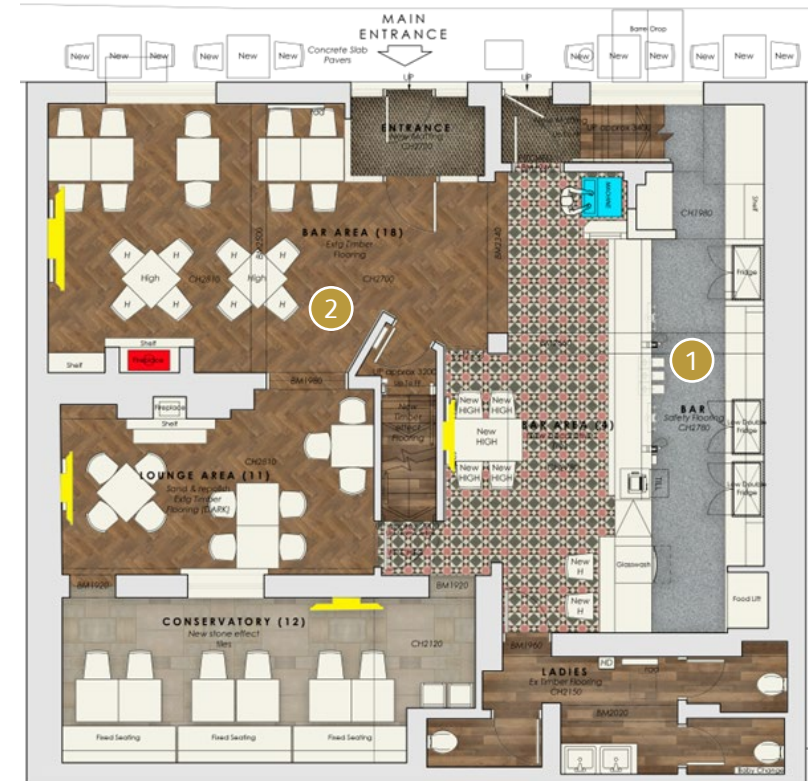
Floor Plans & Finishes

1 General Trade Areas

- Full re-decoration.
- Sand & polish existing counter tops.
- Decorate front of bar.
- New decorative tile flooring.
- New TV to be added.
- New fixtures & fittings.
- Create new office space.
- New timber screen/shelf for new AWP.

2 Bar Area

- Full re-decoration.
- Retain existing timber flooring.
- Some new fixtures & fittings, Bric-a-Brac and lighting.



GROUND FLOOR PLAN AS PROPOSED

Floor Plans & Finishes

3 Lounge Areas

- Full re-decoration.
- Sand & re-polish existing timber flooring (darker).

4 Conservatory

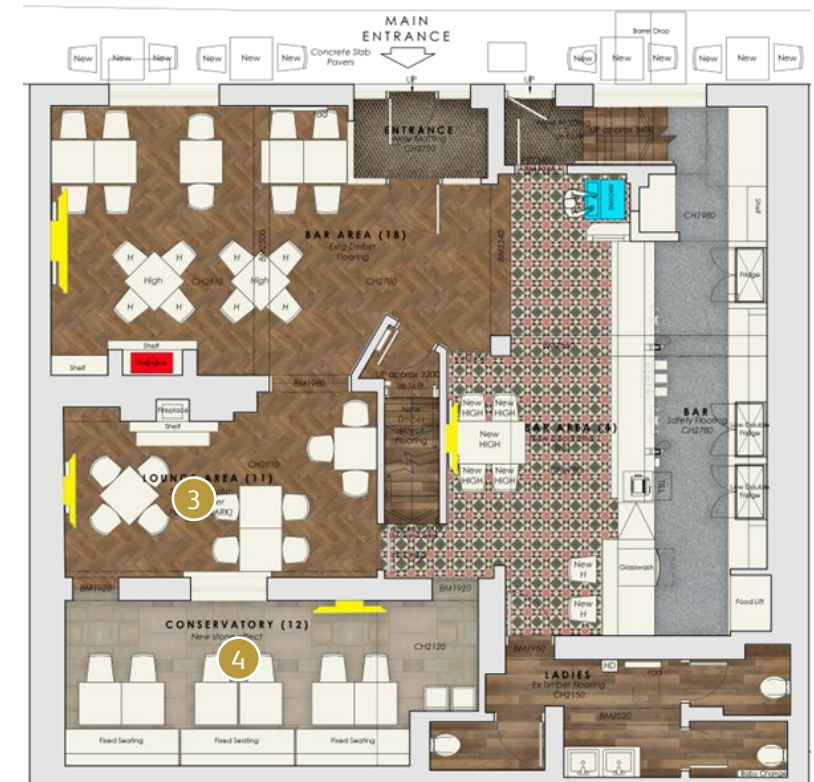
- Full re-decoration.
- New stone effect floor tiles.
- New TV to be added.
- Re-upholster fixed seating where required.

5 Kitchen (1st Floor)

- Addition of new kitchen equipment.

6 Customer Toilets (1st Floor)

- Retain existing gents' toilets.
- Re-decorate female toilets.



External Refurbishment

Signage and external works

- Redecorate all existing painted surfaces externally with a new colour scheme.
- Install new signage and lighting according to the agreed design, pending planning approval, including a new hanging sign.





QUEEN CHARLOTTE

STAR
— PUBS —

JUST ADD T★LENT

THINK BIGGER

with a Just Add Talent Management Agreement. Your future starts here with Star Pubs.

Interested?

Call us today.

☎ 08085 94 95 96

Or visit

🖱 www.starpubs.co.uk/just-add-talent