Pub Name: Leitrum Well

Location: Guildford

Scope of Works

Area	Works to be completed
External	• Redecorate the exterior and remove redundant items. • Install the new signage scheme and reposition the post sign. • Replace metal handrails to the fire escape staircase. • Clean the existing polycarbonate roof and repair areas of paving. • Provide exterior lighting associated with the signage scheme, including festoon lighting.
Main trading area and bar	• Redecorate the trading area, including the bar front, bar top and back-bar fittings. • Refurbish the existing bar fittings, shelving, till surrounds and wash-up area to accommodate new products and equipment. • Install a new glazed screen at the bar and provide timber shelving and feature wall panelling. • Provide an acoustic glazed timber lobby. • Survey and sweep the fireplaces. • Repair sections of timber flooring and improve entrance matting. • Overhaul doors, windows and associated fittings.
Customer toilets	• Overhaul doors, windows and their fittings. • Provide new timber toilet seats and repair urinals. • Improve entrance matting and service the ventilation fans.
Cellar and back-of-house	• Install HEINEKEN SmartDispense. • Upgrade the window or screen along the fire escape route. • Make the necessary service alterations in the existing kitchen area.
Private accommodation	• Redecorate the bedrooms and hallway and deep-clean carpets. • Install new bathroom vinyl flooring and overhaul the existing bathroom. • Adapt kitchen units for white goods and fit a new fire-rated kitchen door.
Building services	• Inspect the heating and hot water systems and replace a radiator in the trading area. • Provide hot and cold water connections and drainage changes for new bar equipment. • Carry out internal power and lighting works.

External	• Redecorate the exterior and remove redundant items. • Install the new signage scheme and reposition the post sign. • Replace metal handrails to the fire escape staircase. • Clean the existing polycarbonate roof and repair areas of paving. • Provide exterior lighting associated with the signage scheme, including festoon lighting.

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.