



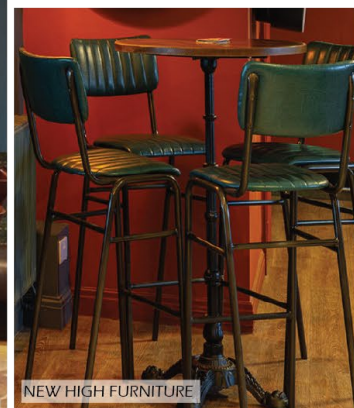
Prince of Wales, 28 Malden Road, Cheam, SM3 8QF



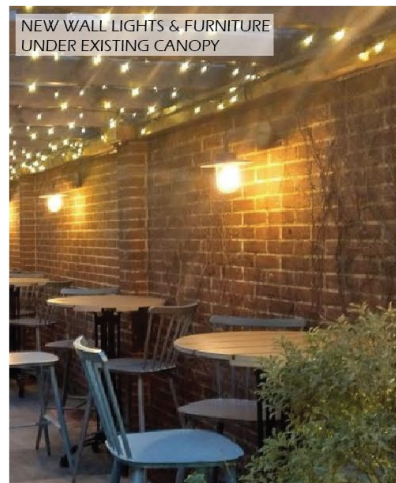
Our Management Agreement

- 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



External Mood Board





Floor Plans & Finishes

1 General Trade Areas

- Strip out and dispose of redundant items.
- Construct 3-sided stud partition wall to games area.
- Remove existing cleaners' cupboard, including works to adjacent wall.
- Investigate existing fireplaces (survey and remedial works as needed).
- Overhaul existing front bar and replace rotten shelves where required.
- Minor upgrade works to upper backfitting, including new timber shelving.
- Provide new drinks shelves to bar area.
- New darts surround with matting.
- General allowance for miscellaneous joinery.
- Overhaul existing doors to remain, including ironmongery.
- Overhaul existing windows, including replacing ironmongery as required.

2 Bar Area

- Decorations to bar.
- Patch in joinery where existing cleaners' cupboard removed.
- Allowance for sanitaryware and drainage following new bar layout.



Floor Plans & Finishes

3 Trade Kitchen

- Repurpose existing trade kitchen as JAT office.

4 Private Accommodation

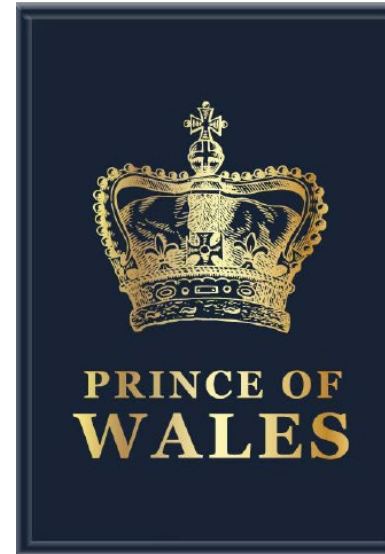
- Full internal decorations.
- Install new carpeting.
- Sand and repolish existing timber flooring.
- Supply and lay new timber LVT.
- Supply and lay new stone effect vinyl.
- Install new entrance matting.
- General clearance of redundant items.
- Minor bathroom overhaul.
- Retain and clean existing carpet (per drawings).
- Retain and clean existing tiled floors.
- Provide new fire-rated door to kitchen.
- General cleaning to floors, doors, and windows.
- Overhaul existing doors and windows.
- Provide and fix wall tiles around bath.
- Box in and make safe existing fireplace (not operational). Make good water damage repairs.



External Refurbishment

Signage and external works

- Decorations to windows, doors, facias, guttering, soffits, barge boards, and previously painted rendered surfaces.
- External signage and associated lighting.
- Scaffolding and access towers for external work.
- Strip out and dispose of redundant items.
- New timber posts to external covered area.
- Carry out repairs and redecorate as needed.
- Install new timber gates including associated decoration.
- Lay new Indian stone paving slabs (including sub-base).
- Install new artificial grass (including sub-base preparation).
- Create new soft dig planting bed with timber stop board and membrane.
- Allowance for back panel and boxing works for new TVs.
- Form new high seating feature with vertical faced railway sleepers and hardwood timber shelves.
- Festoon lighting including catenary wire and timber posts.
- Strip out redundant bottle coolers, freezers, glasswasher, and external pizza servery.
- Repair existing undercounter shelving system at external bar.
- New timber posts and removable timber screens to external bar servery.
- New shelving unit with worktop.
- Construct new upper backfitting.
- New timber door to bar servery.
- Provide and fix new Altro safety flooring to bar servery.
- Provisional allowances for external repairs.



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