



Pub Name: Royal Oak

Location: Sudbury

Scope of Works

Area	Works to be completed
External	• External repairs prior to redecoration • Full external redecoration of the main pub building • New signage and lighting to current design (subject to planning approval)
Rear Beer Garden	• Re-stain fencing and decking to rear garden • Retain and repair rear decking • Provide new fence and gate to rear garden
Trade Area – Generally	• Full internal redecoration including bar counters • Overhaul existing upper back fitting • Overhaul doors to front elevation • Supply and install new entrance matting and reclaimed timber flooring in line with designers' drawings • Strip out existing kitchen to trading space and construct new trade kitchen in accordance with designers' drawings, including all floor and wall finishes
Male Toilets	• Full internal redecoration • Make good wall tiles and vanity units • Install new cubicle doors prior to redecoration
Female Toilets	• Full internal redecoration • Make good wall tiles and vanity units • Install new cubicle dividers and doors prior to redecoration
Private Accommodation	• Provide compliant domestic accommodation including: • Kitchen • Bathroom

	• Living area • Bedrooms
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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.