



Pub Name: Royal Oak

Location: Bonnyrigg

Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> • Full external redecoration with new lighting and signage installed • New paving to both sides of the entrance • New planting to enhance frontage
Trading Area	<ul style="list-style-type: none"> • Reposition AWP • Existing flooring removed and replaced with a mix of timber and tile • Removal of dividing partitions to open up the space • New fixed seating installed • New TV positions installed throughout • Traditional/local themed artwork installed, complemented by mirrors and decorative features • Removal of internal blind and making good affected surfaces • Replacement of blinds throughout with blackout roller blinds • New feature pendant lighting to entrance area • New lighting installed throughout, utilising existing points where possible and supplementing with new • Full internal redecoration with a mix of painted and papered wall finishes • New bar installed with new back gantry and removal of existing canopy
Bar Servery	<ul style="list-style-type: none"> • New bar and back gantry installed
Toilets	<ul style="list-style-type: none"> • Fully refurbished

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.