



Red Deer, 18 Pitt Street, Sheffield, S1 4DD



## 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.



# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Areas:

- New AWP's with power and sockets.
- New drinks shelf.
- New central heating
- New stud wall forming a darts area, including darts kit with halo light and power.
- JAT poster cases to trade area and toilets as per guidelines.
- Full internal decoration.
- Extraction fan in trade area blocked up.
- Full decoration to cellar.
- New double cooler, coffee machine, Heineken and Jager points, with power and sockets.
- Two new JAT standard till positions, with power and data connections.
- JAT TVC music system with Sound Leisure panel behind bar, TBC by David Boulter.
- Outstanding compliance works completed.
- Required EPC and substantiality works completed, including loft insulation where possible.



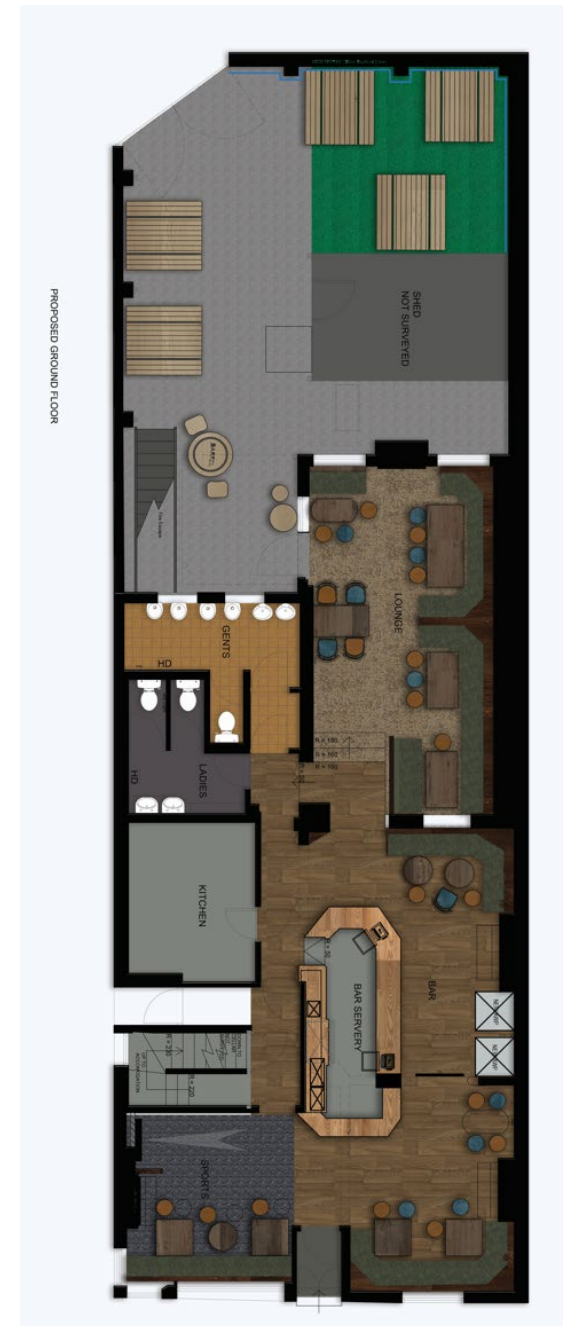
# Floor Plans & Finishes

## 1 General Trade Areas:

- Trade threatening repairs completed.
- Required works to accommodation as scheduled.
- Repairs and touch-ups where required.
- New white goods to kitchen, with power to positions.
- One openable window provided in each room.
- Catchpoint to survey and take over CCTV system and provide operator training.
- Electrical upgrade.
- New intruder alarm system.
- Decoration to first floor function room.
- New TVs installed by main contractor and connected via HDMI.

## 2 Customer Toilets:

- Full redecoration to Ladies & Gents toilets.



# Floor Plans & Finishes

## 3 Private Accommodation:

- Heating system provided.
- White goods provided by main contractor.
- New vinyl flooring.
- Full decoration.
- New carpet.
- Fire doors fitted with correct hinges and seals.
- Fireplace capped off and hearth and fixed bench removed. Walls and floors made good.
- Emergency lighting, fire detection and signage installed.
- Walls upgraded to achieve required fire resistance.

## 4 Office:

- Ventilation provided.
- New music system installed with power and sockets.
- New keypad and spy hole installed.



# External Refurbishment

## Signage and external works

- Allow for decorations to front and minor alterations to the signage scheme as per JAT spec.
- Allow for new festoon lighting.
- New mural.
- Allow for glazed tiling to columns on front elevation.







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## THINK BIGGER

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