



Pub Name: Ring O Bells

Location: Queensbury

Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> • Full external decorations • New signage scheme • External cabling to be tidied • Removal of redundant satellite dishes
General Trade Area	<ul style="list-style-type: none"> • Form new wall section to accommodate two darts positions • Two new darts areas with reclaimed timber backing, halo lighting and power • Reclaimed timber panelling to darts wall • Three new TVs with associated power and connections (TVs by lessee) • Remove DJ booth and provide required sockets • New timber drinks shelf • New AWP positions with power • New timber privacy screen with integrated drinks shelf • New matting to main entrance
Bar Servery	<ul style="list-style-type: none"> • Retain and refurbish existing backfitting (strip, stain and repolish) • New painted tongue & groove finish with additional shelving • Strip, stain and repolish existing bar top • Redecorate bar front with painted finish • New Altro finish to back bar • Remove corner unit and install shelving where required • Retain existing coolers and ensure adequate power • New tiled bar apron • New glass wash installed
Snug	<ul style="list-style-type: none"> • New dining-height fixed seating • Remove existing drinks shelf and make good

	<ul style="list-style-type: none"> • Investigate levelling floor to snug area • New timber screen with glazed upper panel • New wallpaper to feature areas • New carpet to snug area
Female Toilets	<ul style="list-style-type: none"> • New coved Altro flooring • Clean all sanitaryware • Full redecoration • Retain existing lighting
Male Toilets	<ul style="list-style-type: none"> • New coved Altro flooring • Clean all sanitaryware • Full redecoration • Retain existing lighting
First Floor Corridor	<ul style="list-style-type: none"> • Full redecoration • New vinyl flooring
Private Accommodation	<ul style="list-style-type: none"> • Full internal redecoration throughout • Remove existing flooring and install new subfloor where required • New fire door to lounge • Bathroom upgrades including new flooring and bath panel • Disconnect redundant pipework • Kitchen: new flooring and full redecoration
General Works	<ul style="list-style-type: none"> • Full internal decorations throughout • Retain and refurbish dado rails (strip, stain or repaint) • New lighting to existing positions • All lighting upgraded to LED • New roller blinds where required • Refurbish existing furniture and provide new where specified

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.