Pub Name: Royal Oak

Location: Retford

Scope of Works

Area	Works to be completed
External	• Full external redecoration and new signage • Provide electrical points for new entrance lanterns • Tidy outdoor areas, including the car park • Install new festoon lighting and posts • Survey external render and roof condition • Add socket cover and time switch to existing switch bank
Sports Area and Bar	• Install new vinyl flooring around the pool table area and refurbish existing timber flooring by the darts area • Provide TVs in new positions with associated power and aerial connections • Install two drinks shelves and a dividing screen • Create a double darts display with rear panelling and lighting and scoring connections • Remove a section of fixed seating and make good finishes • Provide a power connection for the amusement machine and new entrance matting
Dining Area and Snug	• Install new fixed dining seating and adapt existing seating for the layout • Add new wallpaper, carpet and refreshed timber floors • Create a waiter station and dividing screen • Provide a mixture of new and existing furniture and new dress curtains
Bar Servery	• • Refurbish the existing bar and back-bar fittings • Professionally clean the existing safety flooring • Add tiling to sections of the back bar

	• Install pendant and directional lighting
Cellar	• Redecorate the cellar and install SmartDispense • Install a dividing curtain • Relocate ice machine and catering fridges • Refurbish the existing timber floor
Customer Toilets	• Redecorate ladies', gents' and accessible toilets, with new lighting • Install new timber-effect safety flooring in the ladies' toilets • Provide a new vanity top in the ladies' toilets • Alter access to the ladies' toilets through the existing gents' lobby, including a new door • Alter a small section of the gents' toilets to improve door clearance • Professionally clean existing sanitaryware and retained flooring
Private Accommodation	• Redecorate all rooms • Fit a new fire door to the lounge • Install new vinyl flooring to the kitchen and bathroom • Provide gas or electrical connection for a new oven • Fit a new bath panel and clean existing sanitaryware • Carry out flat-roof repairs where required
General Internal Works	• Redecorate internal areas and timberwork • Install LED lighting and new fittings as required • Provide a new rotary/dimming lighting system • Install curtains and Roman blinds where shown on the plans

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.