



The Engine House, 32 Queen Street, Exeter, EX4 3SR



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.

Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- Install new CCTV.
- Install new sound limiter.
- Install new light fittings.
- Install new emergency lighting system.
- Install new fire alarm.
- Service existing food hoist.

2 Customer Toilets

Gents:

- Full decorations.
- New tiled flooring.
- New tiled walls to dado height.
- New sanitaryware throughout, including concealed cisterns with T&G boxing, new urinals, sinks and taps.
- New lighting.
- New hand dryers.
- New extractor.



Floor Plans & Finishes

2 Customer Toilets

Ladies:

- Full decorations.
- New tiled flooring.
- New tiled walls to dado height with plasterwork decorated above.
- New sanitaryware throughout, including concealed cisterns with T&G boxing, new WCs.
- New vanity unit and taps.
- New lighting.
- New hand dryers.
- New extractor.

3 Toilet Corridor

- Full decorations.
- New tiled flooring.
- New dado rail.



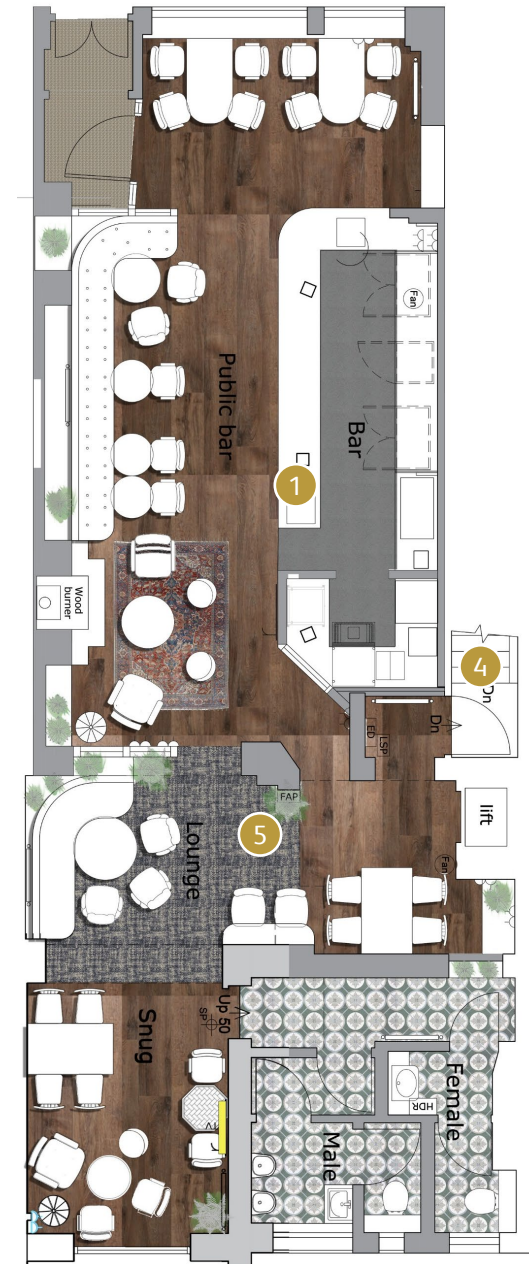
Floor Plans & Finishes

4 Cellar

- Allowance for BWIC with smart dispense installation.
- Install new smart dispense system.
- Repair existing stairs from ground floor trading area to basement; leave safe and in working order.
- Repair cellar, leave ready for decorations.
- Full decoration of previously decorated surfaces to beer cellar; ensure EHO compliance.
- Repair floor to base of cellar skids with epoxy resin.
- Repair wall and provide new cladding to base of cellar skids to prevent further damage.

5 Sustainability

- Allowance for EPC works.
- Create 2 new heating zones from above boiler.
- Install new TRVs.
- Install LED lighting.



Floor Plans & Finishes

6 Domestic Accommodation

- Remove and dispose of all existing floor finishes (carpet and vinyl) throughout living accommodation.
- Strip back existing services to kitchen and bathroom in rear flat (Flat 2); leave as empty storage room.
- Strip out kitchen and bathroom to rear flat (Flat 2), including sanitaryware and kitchen units; finishes to remain; leave as empty storage room (only one kitchen/bathroom required).
- Remove existing doors between Rooms 1 & 2; form new fire partition with skim and finishes to create two separate rooms.
- Repair walls and ceilings throughout, including damp areas; leave ready for decoration.
- Repair joinery, including balustrades and skirtings; leave ready for decoration.
- Install 3 new replacement fire doors to private accommodation entrances, and one new fire door to kitchen.
- Overhaul existing non-fire doors; repair and adjust ironmongery as required.
- Install new 9mm ply, ready for new floor finishes.
- Full decoration of all previously decorated surfaces.



Floor Plans & Finishes

7 Domestic Bathroom

- Repair walls and ceilings; leave ready for new finishes and decorations.
- Install new bathroom suite including bath, screen, shower, WC and wash basin.
- New wall tiling to wet area.
- New extractor.
- New vinyl flooring.
- New lighting.

8 Domestic Kitchen

- Repair walls and ceilings; leave ready for new finishes and decorations.
- Install new kitchen units (wall and base units including sink unit) to SP&B specification.
- New splashback wall tiling.
- New electrical services to suit new layout.
- New drainage and plumbing to suit new layout.
- New vinyl flooring.
- New lighting.



External Refurbishment

Signage and external works

- Conduct pre-decoration repairs to external surfaces.
- Redecorate all existing painted surfaces externally with a new colour scheme.
- Install new signage and lighting according to the agreed design, pending planning approval, including a new hanging sign.
- Place new external furniture in the pavement area in compliance with the agreed pavement license.





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