



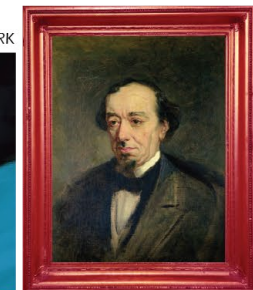
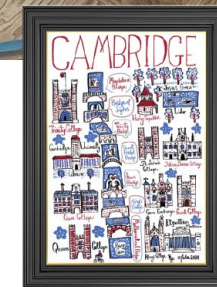
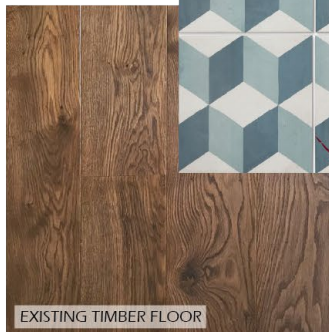
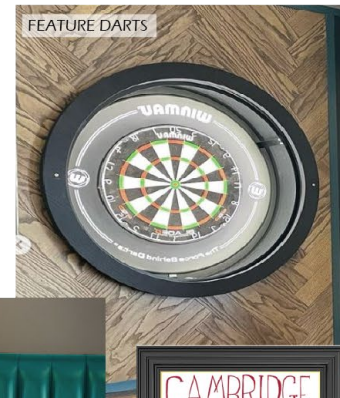
Earl of Beaconsfield, 133 Mill Road, Cambridge, CB1 3AA



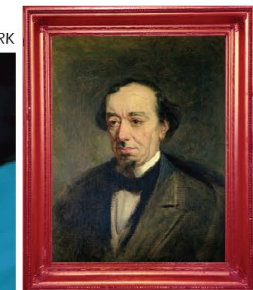
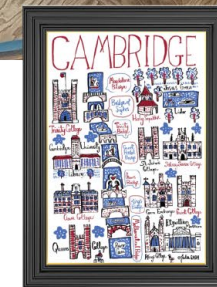
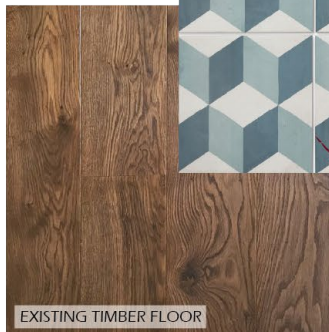
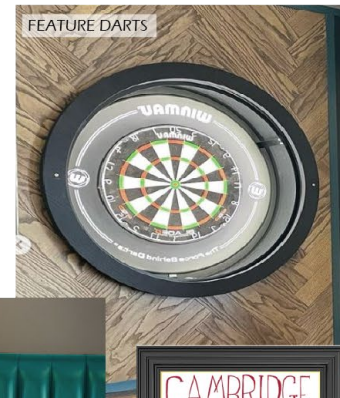
Our Management Agreement

- 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

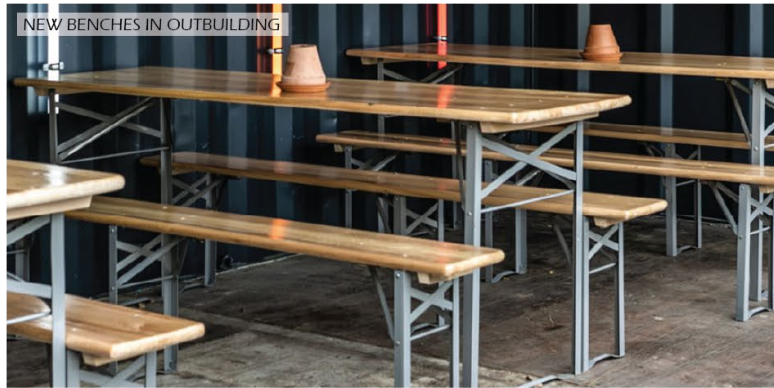


Internal Mood Board



External Mood Board

GARDEN & OUTBUILDING



NEW BENCHES IN OUTBUILDING



NEW FESTOON LIGHTING



NEW ARTIFICIAL GRASS



NEW TABLES & CHAIRS



SPORTS THEMED
MURAL/ ARTWORK
TO OUTBUILDING

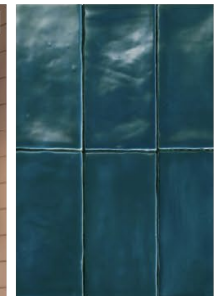


NEW GARDEN BENCHES

TOILETS



NEW VANITY UNIT & BASIN



FEATURE WALL TILES

NEW VINYL FLOOR

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

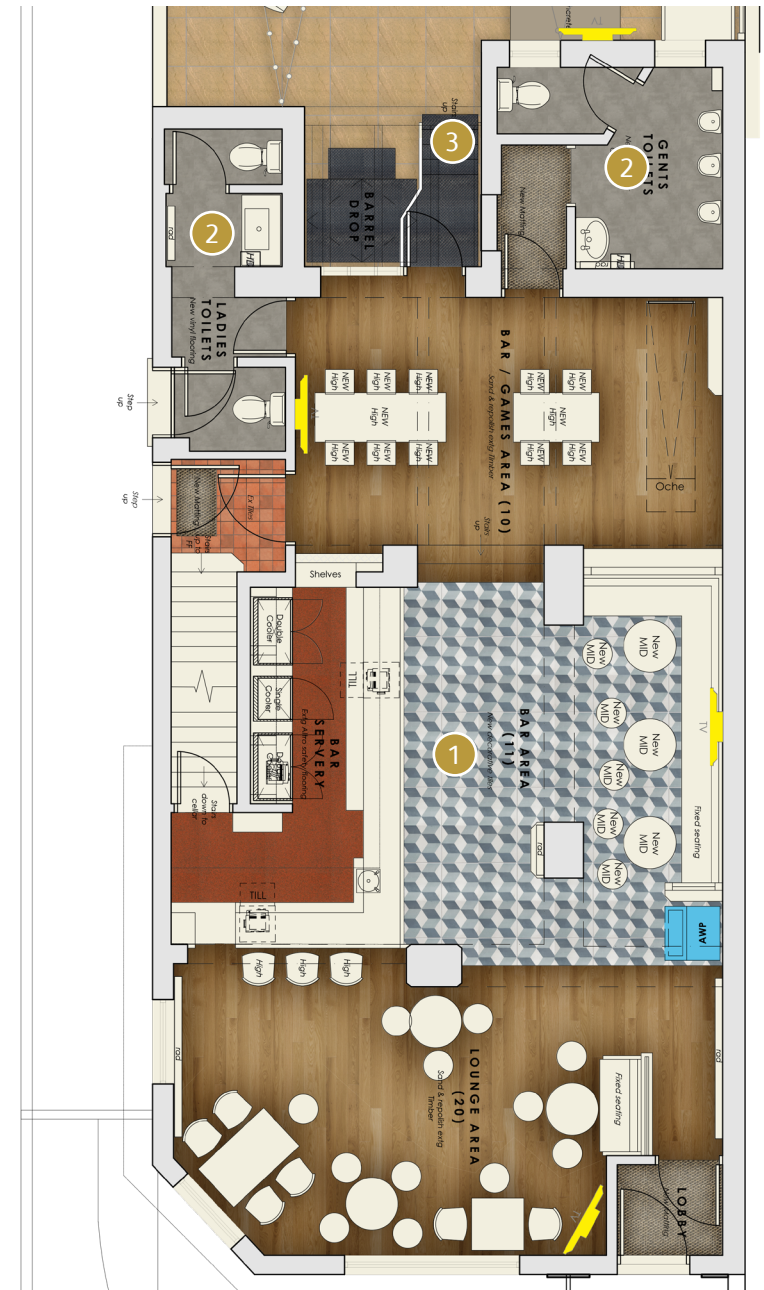
- Complete internal redecorations.
- Sand and repolish existing bar counters and decorate front cladding.
- Modify existing fixed seating to mid-height and reupholster.
- New decorative tiles at floor adjacent to bar.
- Sand and repolish existing timber flooring within trade area.
- Installation of new window blinds.

2 Customer Toilets

- Full refurbishment.

3 Private Accommodation

- Full redecoration.
- Creation of new kitchen and bathroom.
- New vinyl floor coverings to kitchen and bathroom.
- Add carpeting throughout the first floor.



External Refurbishment

Signage and external works

- Minor touching up to external redecorations following reglazing works.
- Additional poster cases in line with JAT requirements.
- Retain existing signage scheme.
- Form bin store within rear outbuilding.
- Form new outdoor room.
- Provide new festoon lighting.
- Jet wash and de-weed paving.
- Provide mural to external wall.





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