



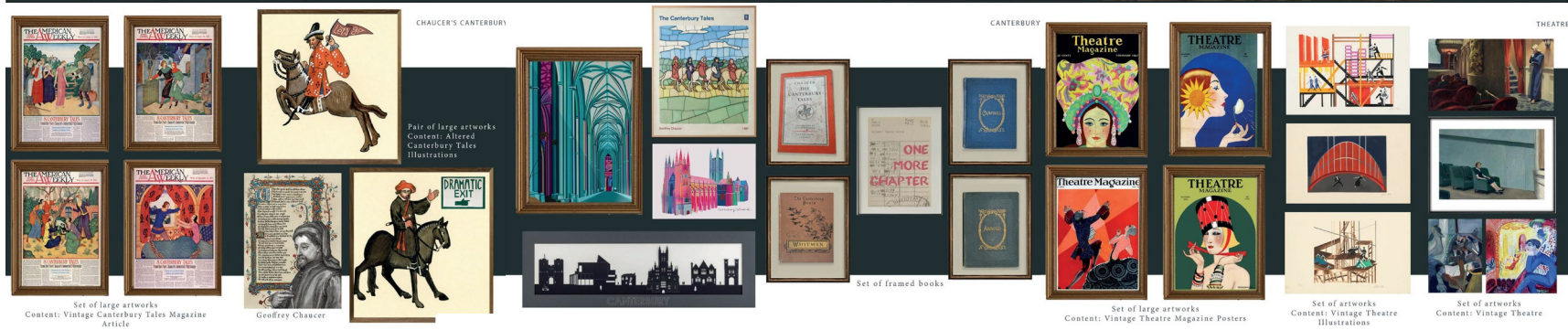
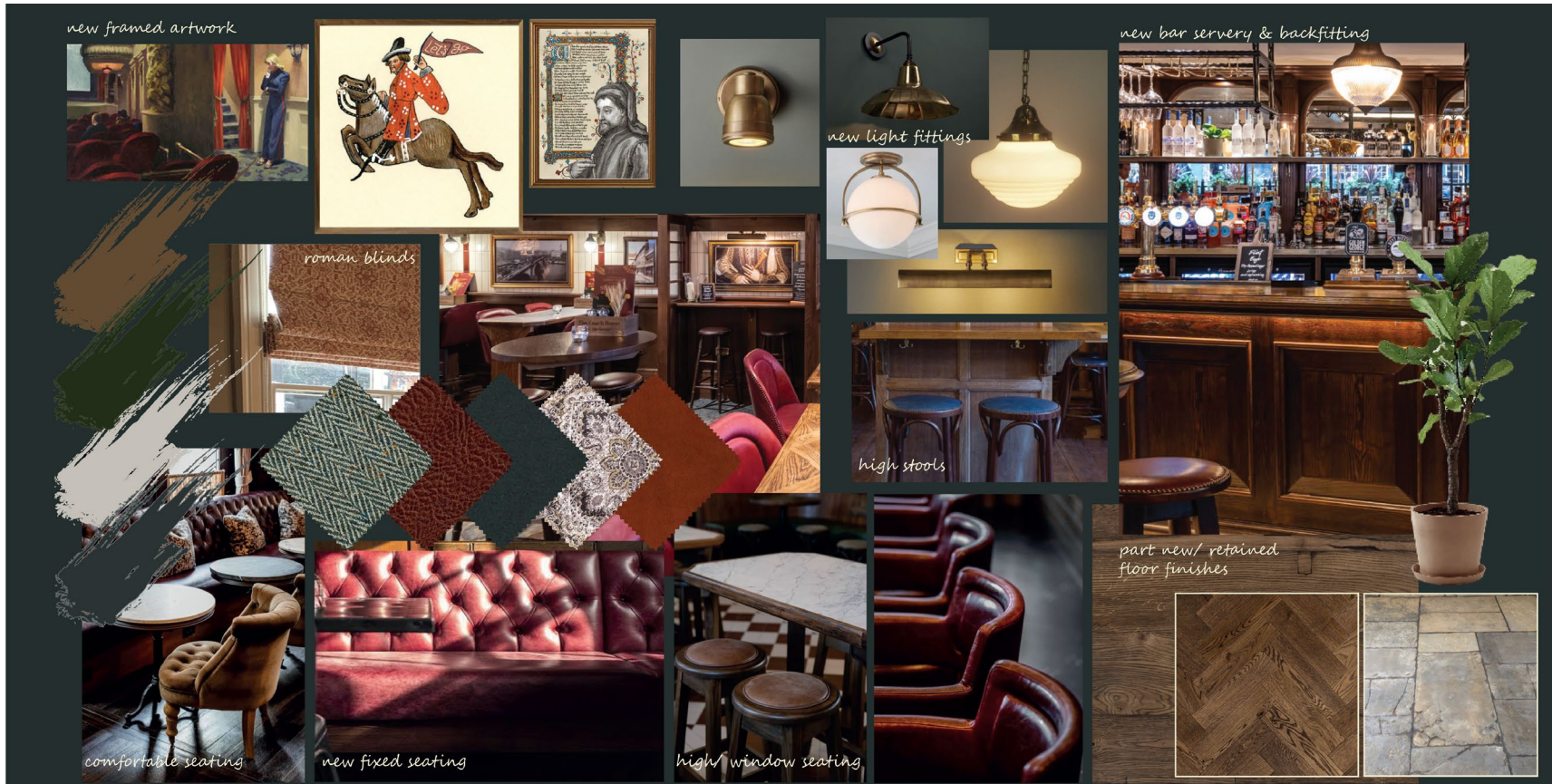
Canterbury Tales, 12 The Friars, Canterbury, CT1 2AS



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





Floor Plans & Finishes

1 General Trade Areas

- Strip out redundant floor finishes, furniture and existing bar.
- Expose brick fireplace; construct new fire-rated partition and rear means-of-escape route.
- Build new bar counter, backfittings and timber flooring; lay entrance matting and safety vinyl behind bar.
- Sand & polish retained timber floor; full internal redecoration with new lighting and joinery.
- Repair sub-floor, doors, windows and treat damp as recommended by specialist.
- Fixed seating, loose furniture, bric-a-brac, light fittings, hand dryers, internal sign-writing.

2 Back of house/office

- Overhaul doors and staircase; form new first-floor office with fire-rated access.
- New carpets to stairs & landing; vinyl to store and corridor; full decorations.

3 Customer Toilets

- Fit new vanity (ladies), timber doors and vinyl floor (gents).
- Deep-clean retained floors & sanitaryware; upgrade urinal sparge pipes; redecorate throughout.



4 Back of house/office

- Replace ceiling with fire-line board; install new beer-cellar door.
- Prepare for HEINEKEN SmartDispense, cellar cooling and new sump pump; repair concrete floor; decorate.

5 Customer Toilets

- Fit new vanity (ladies), timber doors and vinyl floor (gents).
- Deep-clean retained floors & sanitaryware; upgrade urinal sparge pipes; redecorate throughout.

6 Private Accommodation

- Full redecoration, new carpets and vinyl.
- Install new kitchen and bathroom with partition wall; overhaul windows, doors and fire doors; rectify damp.

7 Services & Compliance

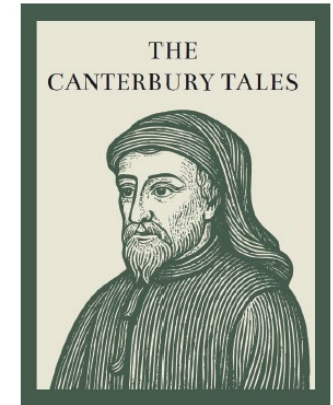
- New boiler, radiators and valves to trade areas and office.
- Upgrade mains board, sub-board, lighting, power, fire alarm and emergency lights.
- Provide feeds for coffee machine, glass-washer, ice machine; overhaul toilet fans and bar dimmer pack.
- Complete EPC improvements and statutory testing.



External Refurbishment

Signage and external works

- Remove existing concrete surface and re-pour new slab.
- Full redecoration of all previously painted elevations; repair fascia, guttering, windows, doors and gate.
- Install new signage scheme and external light fittings.
- Make GF sash windows operational; reglaze high-level feature window.
- Repair stone lintels above windows and replace damaged fencing/gate panel.
- Clear redundant furniture and planters.
- Provide wait-and-load skips for debris removal.





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