



Pub Name: Cross Keys

Location: Swanwick

Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> • Full external decorations • New external signage with feature signwriting • Reuse and recolour existing signage where possible • New feature lighting, poster cases and car park post sign • Lighting to post sign • Reuse existing benches • General repairs in line with cost plan • Roof survey and required repairs
General Trade Area	<ul style="list-style-type: none"> • Full internal decorations including new wallpaper where noted • New and refurbished furniture • New drinks shelving • New flooring throughout where required • Feature darts area including board, surround, lighting and scoring system • Two new AWP positions with power • New and upgraded lighting throughout • New internal signage • Gas and electrical surveys • CCTV checks to ensure licensing compliance • Security alarm check and upgrade if required • New decorative items (bric-a-brac) • Allow for EPC works • Window finishes with roller blinds • Three new TVs with full service provision
Bar Servery	<ul style="list-style-type: none"> • Retain existing servery and refurbish throughout • Strip, stain and repolish bar top

	<ul style="list-style-type: none"> • Retain bar front • Retain till positions • New bar product layout including new dispense fonts • Refresh back fitting with new tiles and shelving • Confirm and install bar equipment (e.g. bottle coolers, coffee machine) • Retain ice machine • Relocate glass wash with new stand
Female Toilets	<ul style="list-style-type: none"> • Retain vanity unit and sanitaryware with new non-concussive taps • Reseal and refresh vanity unit • Redecoration to painted surfaces • New safety vinyl flooring • Retain skylight • New mirrors • New hand dryer • Ensure mechanical ventilation is fully operational
Male Toilets	<ul style="list-style-type: none"> • Retain sanitaryware with new non-concussive taps • Redecoration to painted surfaces • Retain and deep clean flooring • Retain skylight • New mirrors • New hand dryer • Ensure mechanical ventilation is fully operational
Cellar	<ul style="list-style-type: none"> • Install SmartDispense® system • Redecorate cellar
Domestic Accommodation	<ul style="list-style-type: none"> • Full internal redecoration • New kitchen vinyl flooring • Bathroom repairs • Redecoration to first floor office

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.