



Plough Inn, Smorrall Lane, Bedworth, CV12 0LG



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



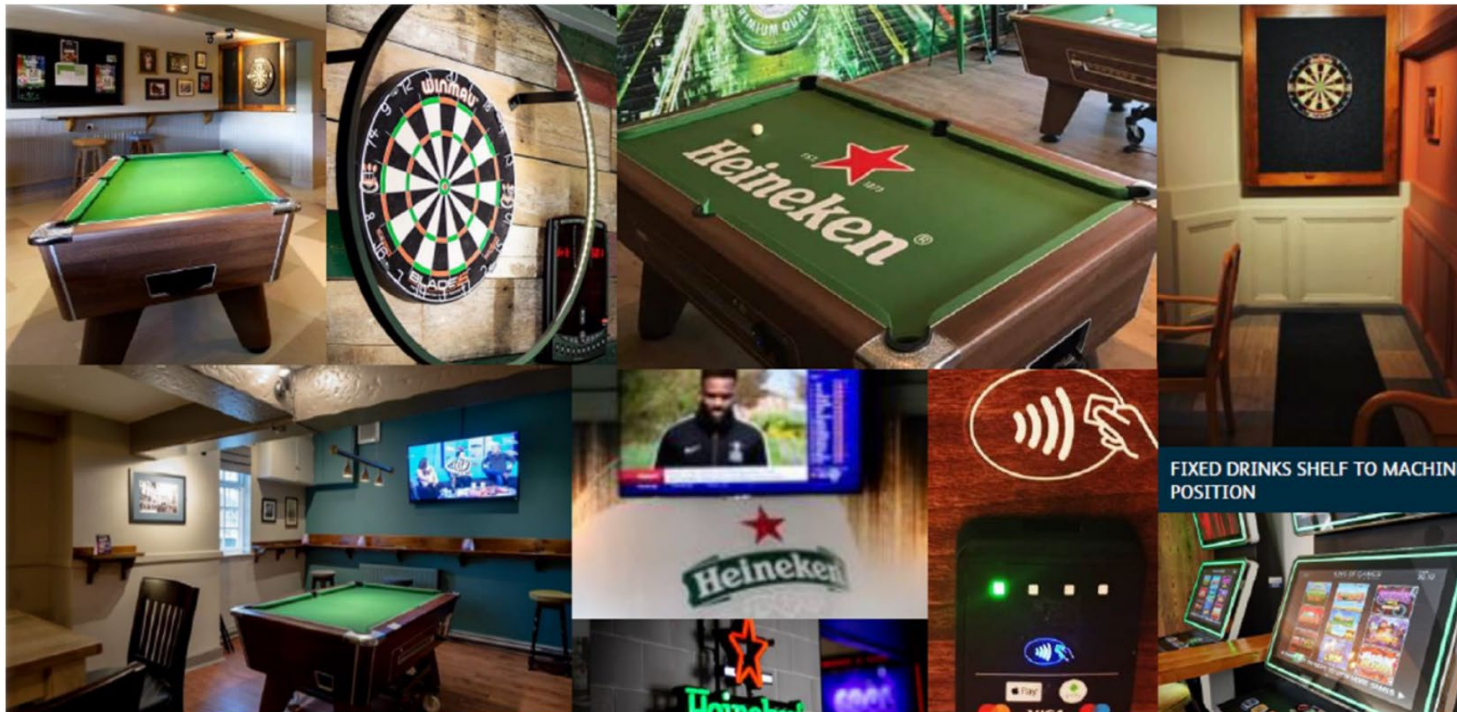
Internal Mood Board



Internal Mood Board



Internal Mood Board



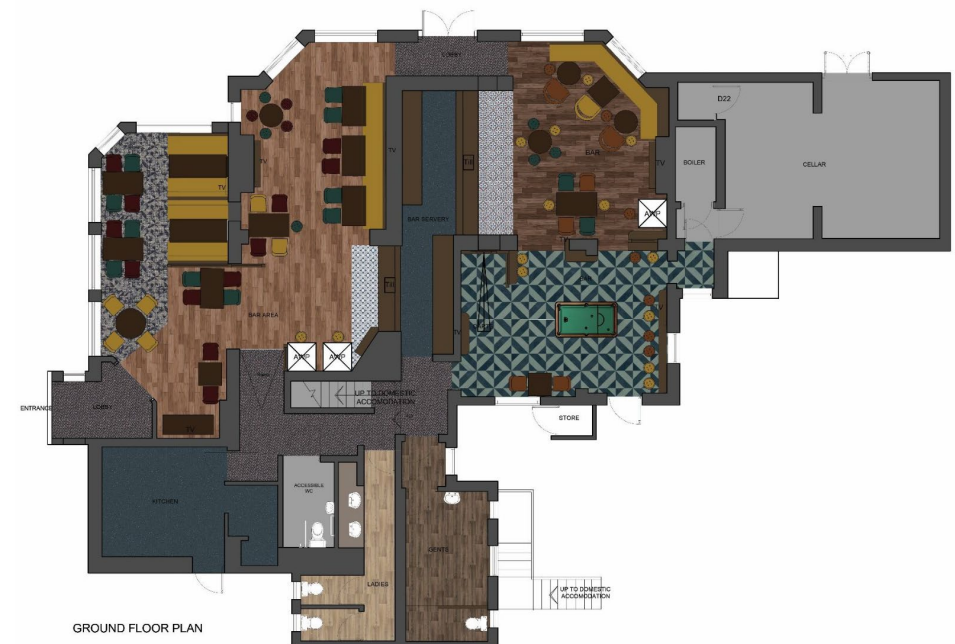
Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- Redecoration to all previously painted surfaces.
- New bric-a-brac and poster cases.
- Some refurbishment works to existing loose furniture, with some new to be added to suit JAT requirements.
- Signwriting on completion.
- Catchpoint to attend site to survey intruder alarm and reset code.
- New darts position and provide new surround with halo lighting, foam surround, new board and oche mat.
- New flooring including carpet, LVT, bar apron tiles and matting as scheme.
- TVC to provide cabling to all TV positions and power as required.
- Provide new grooved MDF boarding where specified.
- New Screens and Drinks shelves where indicated.
- New bar fronts, strip and repolish bar tops and upgrade backfitting.
- New feature fireplaces.
- Sections of new fixed seating and booths and recover retained fixed seating.
- Allow for new window treatments to all trade area windows.



Floor Plans & Finishes

2 Gents Toilets:

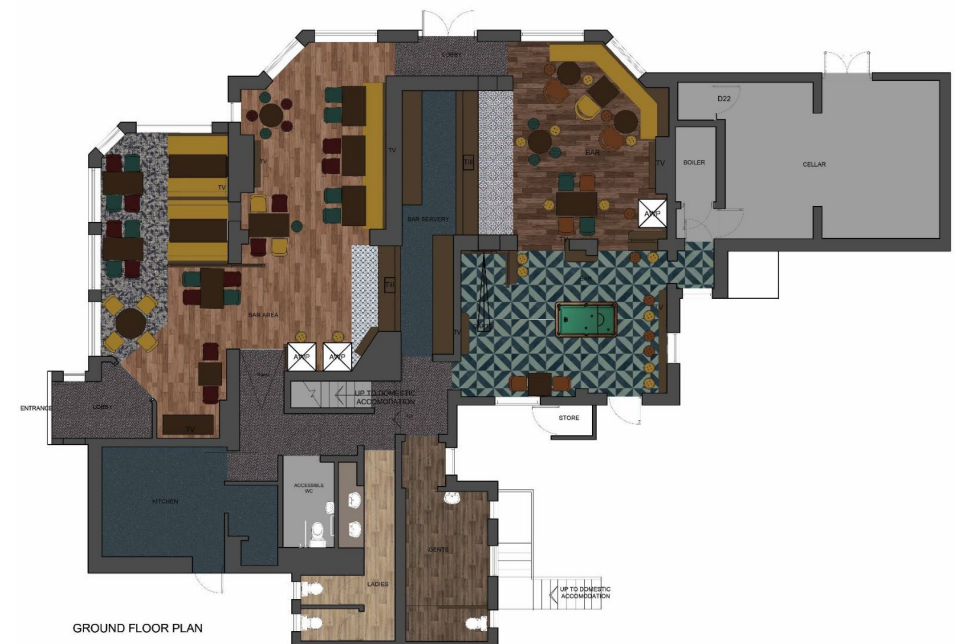
- Complete decorations to previously painted surfaces
- .New toilet goods including hand dryer by PHS.
- New timber effect LVT floor.
- Retain wall tiling.
- New vanity mirror.
- Retain urinal, replacing missing rivets.
- New WHB including taps.

3 Ladies Toilets:

- Complete decorations to previously painted surfaces.
- New toilet goods including hand dryer by PHS.
- New vanity top including taps.
- Retain wall tiling.
- New vanity mirror.
- New timber effect LVT.

4 Accessible WC:

- Complete decorations to previously painted surfaces.
- New toilet goods including hand dryer by PHS.



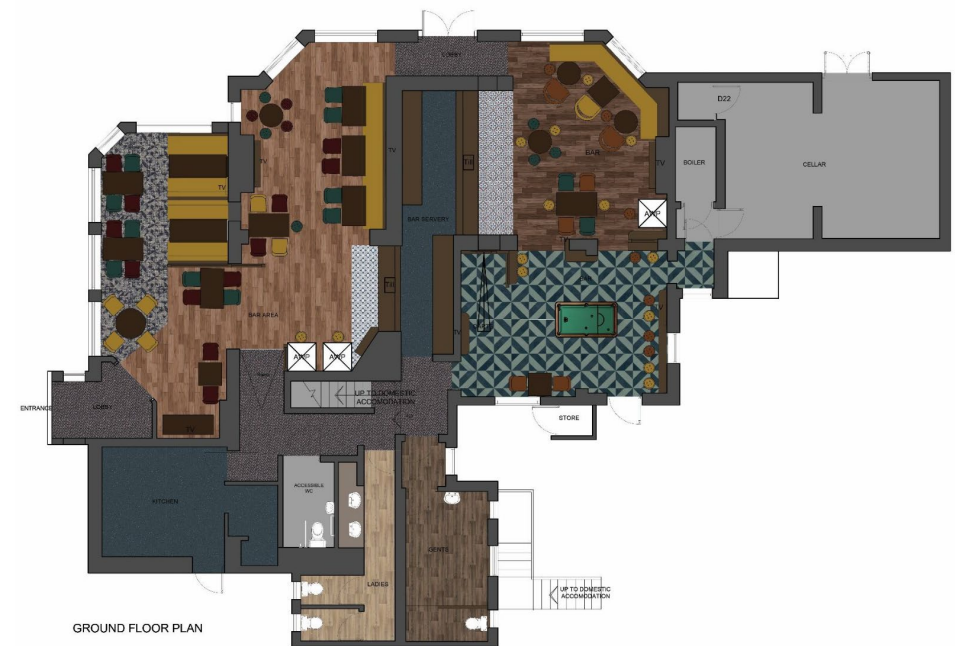
Floor Plans & Finishes

5 Domestic Accommodation:

- Fully decorate all previously painted surfaces including ceilings and timberwork.
- New vinyl to bathrooms and kitchen.
- New carpets throughout.
- New bathroom and kitchen.

6 Kitchen:

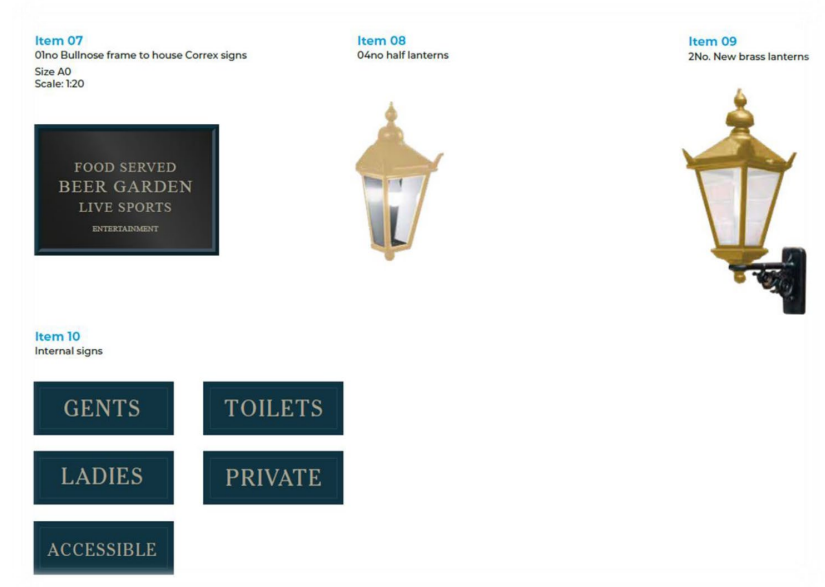
- Retain existing Altro.
- Allow for new kitchen in line with JAT requirements and all associated services.



External Refurbishment

Signage and external works

- New signage and lighting scheme in accordance with JAT spec.
- New hanging baskets and irrigation system by PHS.
- Hard and soft landscaping
- Allow for full external decorations.
- Asdasd





STAR
— PUBS —

JUST ADD  TALENT

THINK BIGGER

with a Just Add Talent Management Agreement. Your future starts here with Star Pubs.

Interested?

Call us today.

 **08085 94 95 96**

Or visit

 www.starpubs.co.uk/just-add-talent