



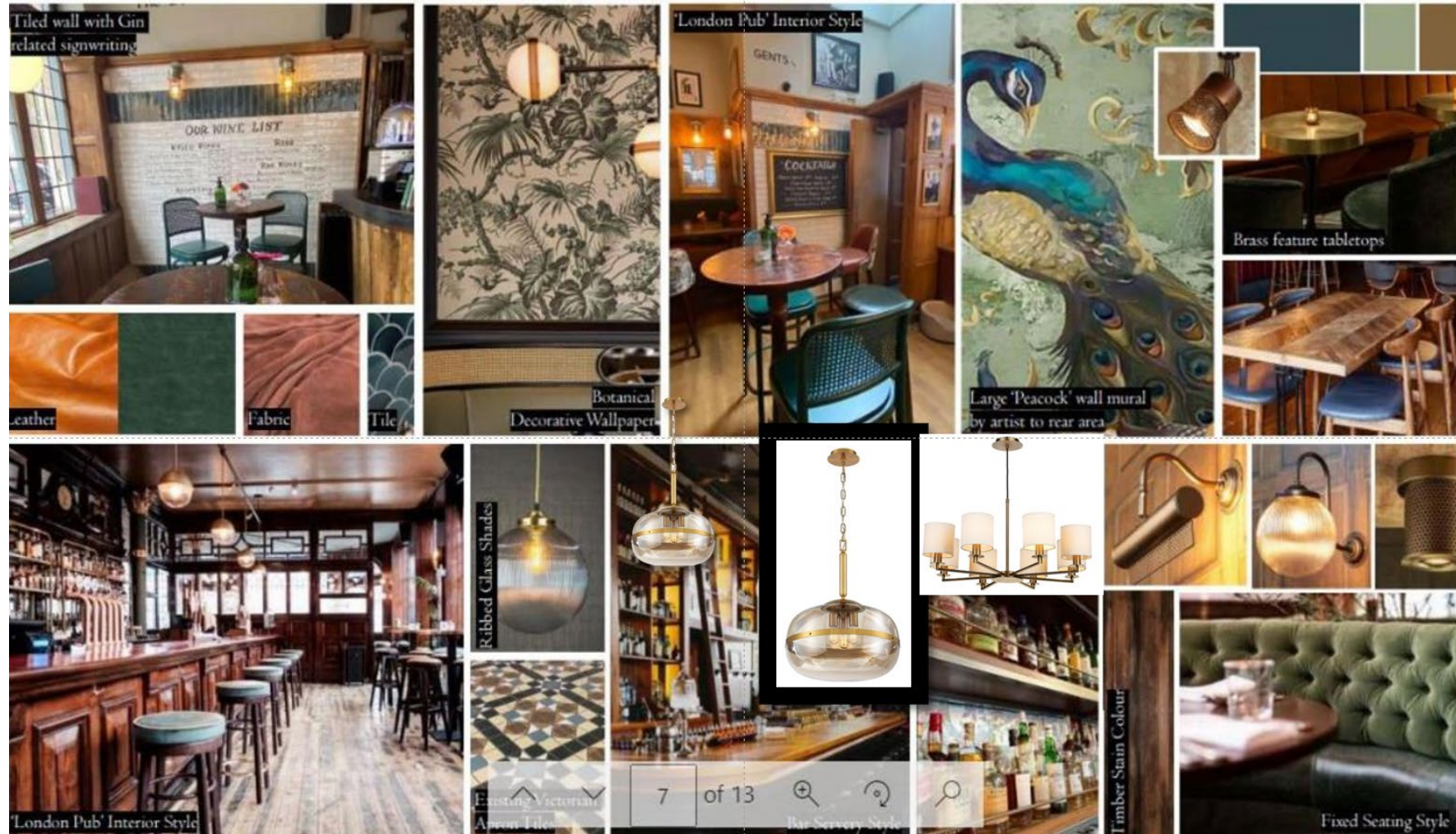
Three Horseshoes, New Street, Fazeley, Tamworth, B78 3RD



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



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- Install new timber LVT flooring.
- Install new vinyl in bar servery.
- Fit new matting in lobby areas.
- Install new decorative LVT tiled vinyl bar apron.
- Fit new carpet in dining area.
- Reupholster existing fixed seating.
- Install new drinks shelves.

2 Bar Area

- Retain bar counter; strip, stain and polish.
- Install new backfitting.
- Retain existing lighting points and fit new decorative light fittings (unless noted otherwise).
- Add new bric-a-brac (JAT poster cases).
- Full decorations throughout, including new feature wallpaper.



Floor Plans & Finishes

3 Pool Table Area

- Full decorations throughout.
- Retain existing cobbled floor and clean.
- Fit new drinks shelves where indicated.
- Add new poseur-height furniture.
- Fit new light fittings to existing points.

4 Darts Area

- Relocate darts to 'door' wall.
- Alter dining height seating to mid-height.
- Add new mid-height furniture.

Construct a cupboard to surround the existing boiler.

5 Customer Toilets

- Decorate throughout.
- Retain tiled floors and clean.
- Install new PHS units.
- Fit new full-length mirrors above vanity units.
- Install new vanities.
- Fit new vinyl floor where required.



External Refurbishment

Signage and external works

- Remove seating structure and grass, replace with flags to match existing paving.
- Repair the existing grass shack.
- Replace existing astro turf.
- Retain existing benches.
- Add additional benches to newly paved and astro-turfed areas.
- Add new loose poseur-height seating below the existing pergola.
- Install a large umbrella.
- Fit new external wall lights as indicated.
- Install new external signage scheme.
- Retain existing pergola and columns.





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