



Shroppie Fly, Audlem Wharf, Crewe, CW3 0DX

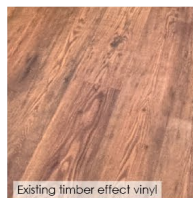
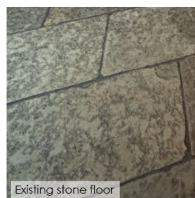


## Our Management Agreement

- 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



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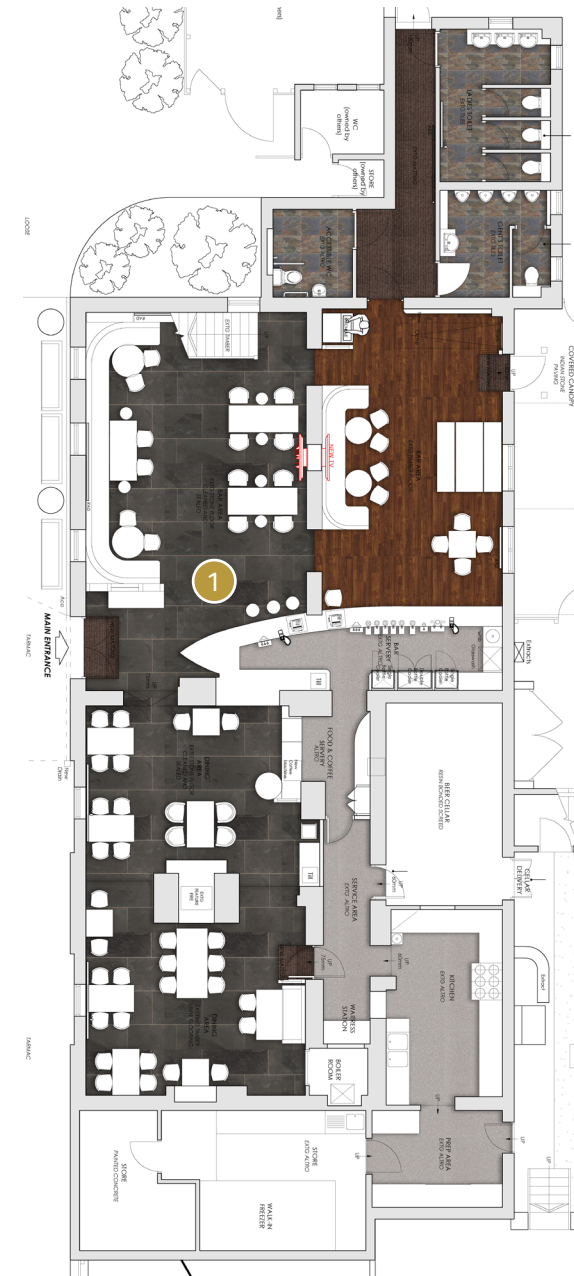


# Floor Plans & Finishes

1

## Bar Area:

- No structural alterations. Re-zone left-hand dining area for bar/dining with mid-height furniture and TV.
- Board over small opening between bar trade areas to accommodate two 65" TVs back-to-back.
- Remove TV from darts area; add narrow pot shelf, timber cladding to darts board wall, halo lighting, and scorer.
- Retain existing fixed seating, re-upholster in deep buttoned back.
- Retain and clean existing trade floor finishes.
- Replace matting at entrances and kitchen service.
- Allow for pre-decoration joinery repairs and wall/ceiling repairs.
- Strip wallpaper and prepare for new wallpaper to selected walls.
- Prepare and redecorate all painted wall/ceiling surfaces and joinery.
- Prepare and re-polish stained decorative timberwork.
- Overhaul and retain existing ironmongery with minor repairs.
- Retain real fireplace (no works required).



## 2

- Retain existing front bar, replace any damaged shelving, sand and re-polish bar tops.
- Retain main back bar, alter/adapt backfitting for updated look.
- Remove wine display, add bottle display shelving, illuminated steps, tiling/mirrors.
- Retain and re-polish coffee back bar; install new JAT coffee machine.
- Smart dispense system already installed; retain existing tills.
- Retain existing altro flooring (no works required).
- Part refurbish/part retain existing furniture to plan.
- Add deep buttoned upholstery to new fixed seating.
- Install new light fittings (wall lights and pendants).
- Retain spotlights and downlights. Retain existing over-bar pendants.
- Install new bric-a-brac and artwork (poster cases etc.).
- Install new window treatments.
- Upgrade existing AV system; add wiring and install two new TVs and Sky boxes.
- Retain CCTV/intruder alarm; survey and upgrade as required to JAT spec.





# Floor Plans & Finishes

3

## Customer Toilets:

### Ladies:

- Carry out minor sanitaryware repairs and re-silicone.
- Full internal redecoration like-for-like.
- Install new hand dryers, toilet roll holder, and soap dispenser.

### Gents:

- Carry out minor sanitaryware repairs and re-silicone.
- Full internal redecoration like-for-like.
- Install new hand dryers, toilet roll holder, and soap dispenser.

### Accessible:

- Patch missing tile to right-hand wall; make good stained block wall patches.
- Carry out minor sanitaryware repairs and re-silicone.
- Full internal redecoration with contrasting dado colour.
- Install new hand dryers, toilet roll holder, and soap dispenser.



# Floor Plans & Finishes

4

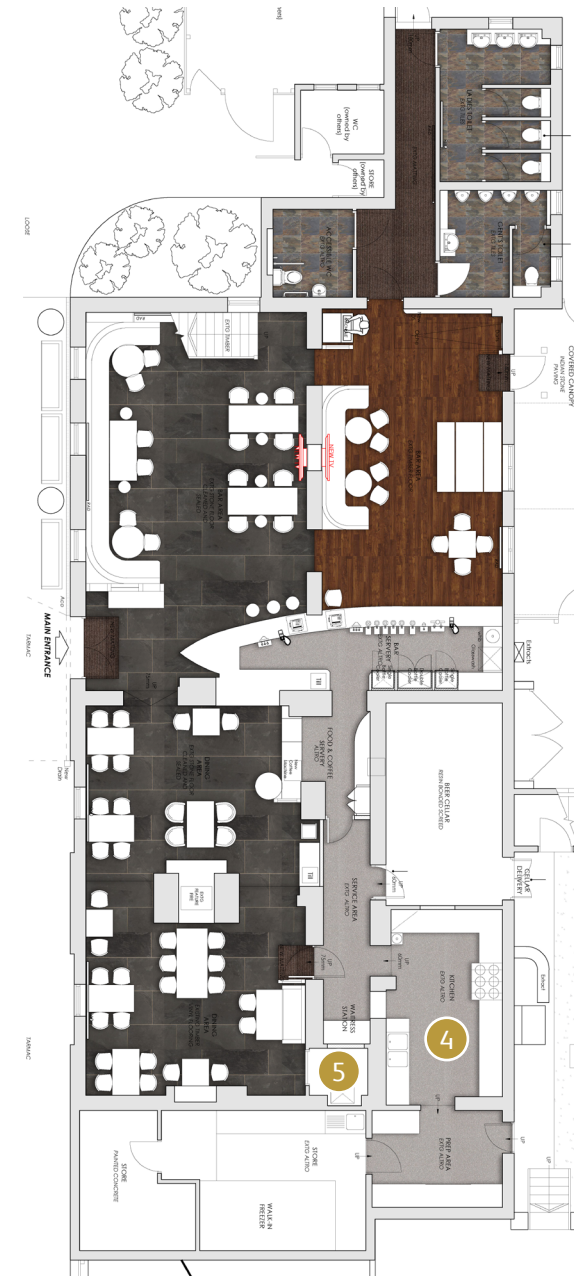
## Kitchen:

- Kitchen contractor to upgrade equipment to JAT Menu spec.
- Retain extraction and input system; clean and service only.
- Retain flooring, wall finishes, and sanitary fittings (no works required).

5

## Mechanical & Electrical:

- Allow all required mechanical and electrical works.
- Install new hot water cylinder prior to briefing.
- Ensure heating is fully operational; remove and re-fit radiators for decoration.
- Retain existing lighting points; upgrade decorative pendants and wall lights.
- Retain directional/recessed spotlights and over-bar pendants.
- Overhaul existing dimming system; retain zones as existing.
- Install six new USB-C sockets to trade area.
- Provide new power for TVs, darts scorer, and halo ring.
- Works to coincide with external lighting/signage changes.





# External Refurbishment

## Signage and external works

- Repair external building fabric as required, including joinery repairs to windows (cut & splice / resin fill).
- Remove redundant surface wiring, fixings, fittings, signage, and light fittings.
- Excavate channel at front entrance to resolve puddling; extend ACO drain with heel-safe grilles.
- Full external redecoration to all painted surfaces (render and timber), using lime-based paint.
- Sand back and repaint all repaired joinery; include rear garden elevations.
- Install new signage to agreed positions (front and rear).
- Add double leg correx to car park access.
- Add additional gravel to left of main entrance and level/compact.
- Retain all existing furniture.



**Item 01**  
3No. Sign written canal boat logos with individual house name letters within circular background.  
Size TBC  
Scale: 1:20



**Item 02**  
2No. Black snap frame poster case.  
Size A0  
Scale: 1:20



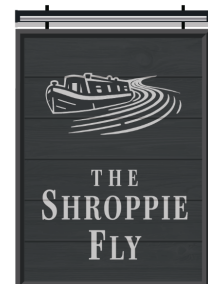
**Item 03**  
1No. Car parking disclaimer  
Size 400mm x 300mm approx.  
Scale: 1:20



**Item 04**  
1No. Double sided post mounted entrance sign.  
Size TBC  
Scale: 1:20



**Item 08**  
1No. Double sided pictorial sign fixed to existing bracket with new troughlight.  
Size: 900mm x 1200mm approx.  
Scale: 1:10



**Item 05**  
2No. Large Victorian Top-Fix Wall Lantern  
Scale: 1:10



**Item 06**  
1No. History board  
Size 800mm x 1000mm approx.  
Scale: 1:20



**Item 07**  
10No. Replace existing floods with new 30w LED Flood Lights  
Size 267mm x 238mm  
Scale: 1:20





**STAR**  
— PUBS —

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## THINK BIGGER

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**Or visit**

**🖱 [www.starpubs.co.uk/just-add-talent](http://www.starpubs.co.uk/just-add-talent)**