





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



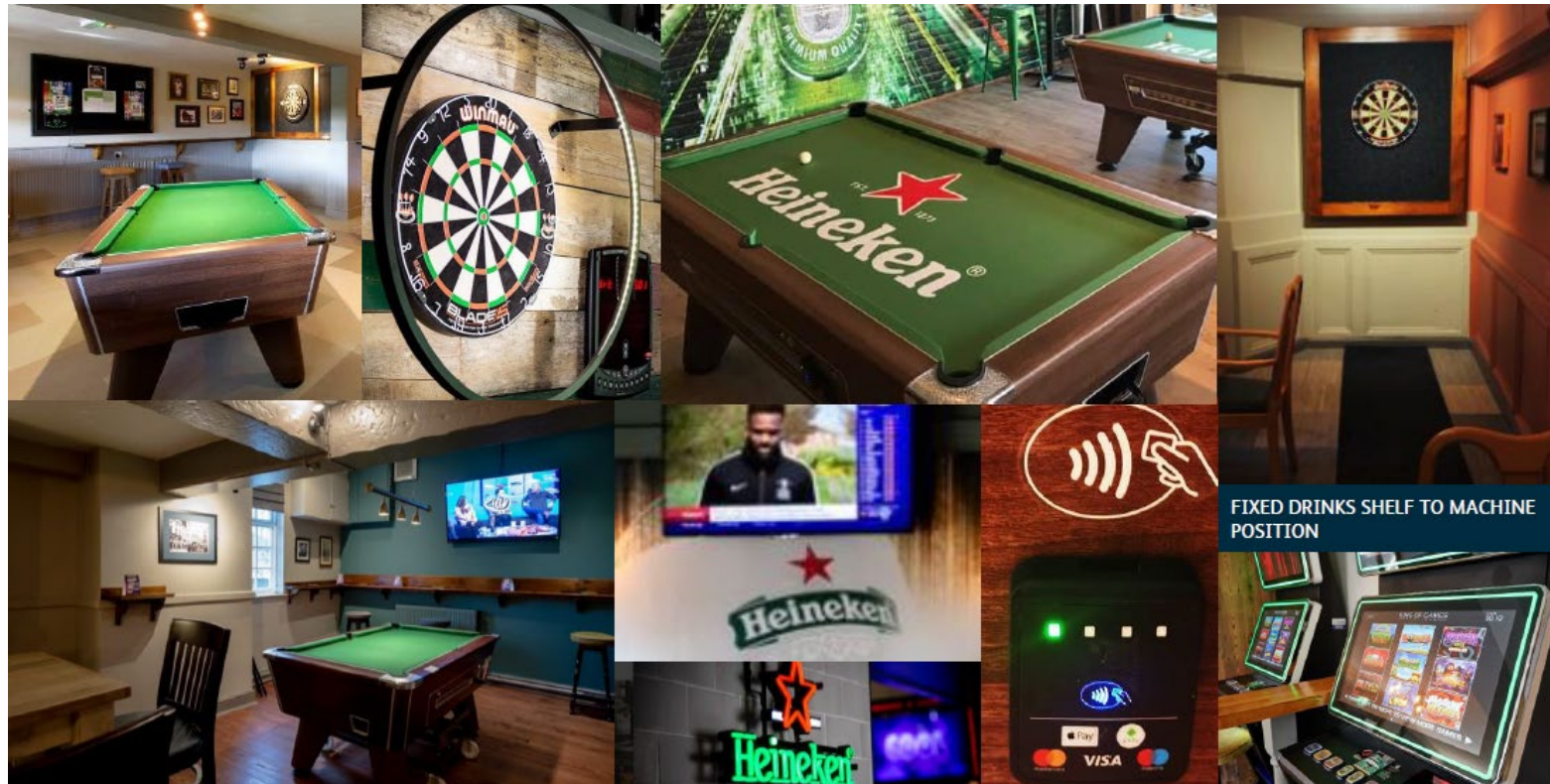
Internal Mood Board



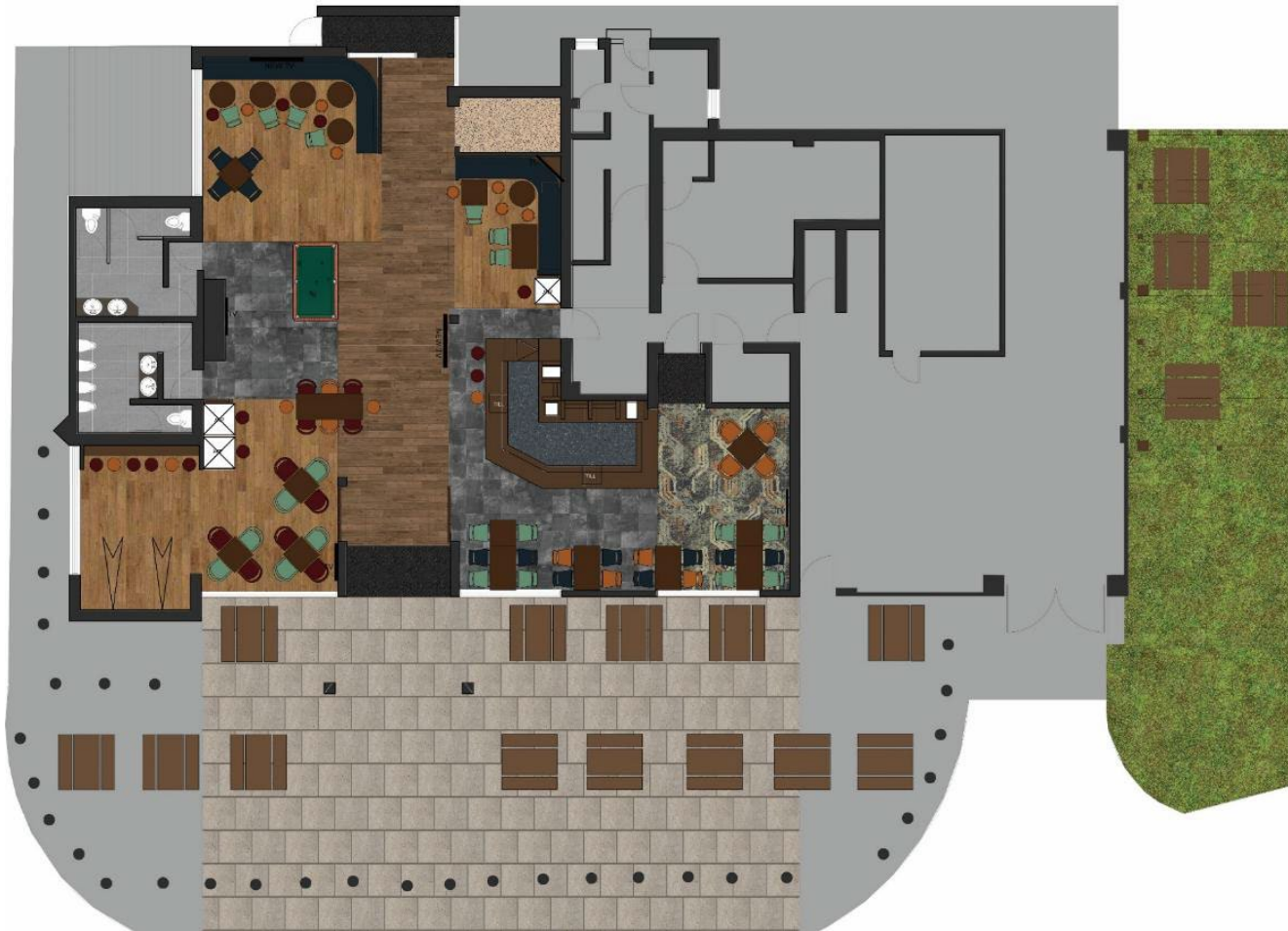
Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Full redecoration throughout, including feature wallpapers to Lounge.
- Reupholster fixed seating and update with USB/USB-C sockets.
- Add new darts area with timber boarding, halo light, scorer, and blackboard.
- Install new carpet to Lounge and vinyl to Sports Area.
- New CAT 6-enabled TVs for Sky and TNT Sports.
- Fit new drink shelves and bric-a-brac displays.
- Install JAT music system with background music panel.
- Refurbish bar tops, polish, and enhance with new lighting and mirrored display.
- Install CCTV (Catchpoint survey) and new safe.
- Ensure space for 3 AWP machines and carry out all required compliance works.

Catering Kitchen:

- New kitchen installation to suit JAT Community Food offer.
- Degrease and clean floor prior to installation.
- Carry out required decorations and repairs.



Floor Plans & Finishes

1 Customer Toilets:

- Install new toilet seats and PHS washroom items.
- Test and repair existing sanitaryware.
- Repaint and repair surfaces where required.
- Ensure mechanical ventilation is operational.

Cellar:

- Install Smart Dispense system.
- Decorations using anti-fungicidal paint.
- Cellar cooling to be confirmed by client.

Private Accommodation:

- Full decoration to 3 bedrooms, kitchen, bathroom, and living room.
- Fit new carpets to hallway, lounge, and bedrooms.
- Timber-effect vinyl to kitchen and bathroom.
- General repairs throughout.



External Refurbishment

Signage and external works

- Install new signage scheme including poster cases and amenity boards.
- Upgrade external lighting, including a central lantern as a feature.
- Provide new picnic benches to front (subject to client confirmation).
- Clad high-level timber boarding with PVC cladding.
- Decorate and refresh the timber shelter at the rear.



Item 01
01no Bullnose Fascia board with individual house name letters, applied vinyl secondary text.
Size: Site Specific
Scale: NTS



Item 02
01no Bullnose Fascia board with individual house name letters, applied vinyl secondary text.
Size: Site Specific
Scale: NTS



Item 03
01no Bullnose Fascia board with individual house name letters, applied vinyl secondary text.
Size: Site Specific
Scale: NTS



Item 04
01no Large Brass Victorian lantern.
Size: 480mm x 630mm
Scale: NTS



Item 05
02no Lockable poster cases.
Size: A2
Scale: NTS



Item 06
01no Lockable poster cases.
Size: A0
Scale: NTS



Item 07
01no New double sided Pictorial with existing gibbet and boot. Externally illuminated via LED trough lights.
02no Amenity boards fitted back to back to existing post.
Size: TBC
Scale: 1:10



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THINK BIGGER

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

Interested?

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Or visit

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