Pub Name: Boulevard

Location: Birmingham

Scope of Works

Area	Works to be completed
External terrace and courtyard	• Replace the roof covering on the existing pergola with polycarbonate roofing. • Install new festoon lighting to the pergola and terrace area. • Repaint the external concrete floor. • General tidy-up of the rear courtyard.
Main trading areas	• Redecorate trading areas, including ceilings, timberwork and feature wallpapers. • Replace lighting and introduce new or refurbished furniture to suit the Just Add Talent concept. • Reupholster existing fixed seating and provide new blackout blinds. • Refresh floor finishes where shown on the plans, including new carpet to the lounge. • Provide new poster cases, decorative features, drinks shelves and updated internal signage. • Improve the flow between the bar and sports areas by removing double doors and making good.
Sports and entertainment	• Install a new darts area with timber feature wall, dartboard, protective surround, electronic scorer and halo light. • Update television positions and associated cabling. • Provide a new background music system. • Service the existing CCTV, subject to the relevant licence arrangements.

Area	Works to be completed
Gents, ladies and accessible toilets	• Carry out general repairs and clean existing flooring. • Provide refreshed washroom accessories, including a new hand dryer.
Bar servery	• Upgrade existing back-bar fittings with new bottle steps and shelving. • Provide new solid ash counter tops to the front and back counters and refresh the bar front. • Clean the existing tiled bar finish. • Service the existing bottle coolers, glasswasher and ice machine. • Provide positions for two tills, coffee machine, Jäger dispenser and BLADE equipment. • Repair or replace dispensing shelves where required.
Cellar	• Install HEINEKEN SmartDispense and associated equipment. • Move the coolers from the office into the cellar. • Remove unwanted items and ensure the cellar meets fire requirements.
Office	• Redecorate and add a desk/worktop area. • Provide power and space for the communications, AV and desktop equipment. • Provide a new safe and upgrade the office door with a viewing hole and digital lock.
Private accommodation	• Refresh the two self-contained, one-bedroom studio flats. • Provide new kitchen units, worktops, sinks and white goods. • Redecorate throughout and provide new floor finishes. • Ensure separate heating arrangements for the flats.

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.