



Pub Name: The Railway

Location: Leyland

Scope of Works

Area	Works to be completed
External	• Full external redecoration and repairs • New signage and external lighting • Car park repairs and white lining • New glazed roof lantern • New paving to the front of the pub
Beer Garden	• New boundary fencing • Newly paved beer garden • New planters and railings • New roof to existing pergola
Trade Area	• Full internal redecoration • Bar front and backfitting improvements • Refreshed and new timber flooring • New decorative floor tiles • New dartboard and surround • New feature wall panelling • New booth seating • Existing fixed seating reupholstered • New decorative lighting • New loose furniture and bric-a-brac
Function Room	• Full internal redecoration • Bar front and backfitting improvements • Refreshed and new timber flooring • New decorative floor tiles • New dartboard and surround • New feature wall panelling

	• New booth seating • Existing fixed seating reupholstered • New decorative lighting • New loose furniture and bric-a-brac
Toilets	• Main toilets fully refurbished • New wall and floor tiling • New sanitaryware • New vanity units with Corian tops • Full redecoration
Private Accommodation	• Full internal redecoration • New en-suite bathroom • Kitchen repairs and new flooring • Flooring improvements throughout
Trade Kitchen	• Redecorated throughout • New Altro safety flooring
Sustainability	• Improvements to achieve an EPC rating of C

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.