

Proposed Project



Red Lion, Bracknell
High Street, Bracknell, Berkshire, RG12 1DS



Location



Signage Proposal





□ Ideal Lessee Profile

Skill Set and Experience:

The ideal Lessee would be an experienced broad based community / town centre pub operator, ideally local to the area who can quickly form solid ties to the community through teams and other community led activities. A robust business plan together with suitable marketing skills to exploit the nearby business / office trade.

A new carvery style food operation will form part of the proposed post project offer so previous food experience and the necessary skills would be preferred.

Red Lion, Bracknell

High Street

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Berkshire

RG12 1DS

□ Brief Description of Project

Current Segment : Traditional – Town Centre

Proposed Segment: Traditional – Town Centre

Project Core Values:

The Red Lion is situated in the heart of Bracknell centre within and prime area for office development. Traditionally the property has provided a good offer, however with its tired appearance this is no longer. We are proposing to fully refurbish the property and incorporate a carvery unit together with an upgrade to beer patio to facilitate both internal and alfresco eating area.

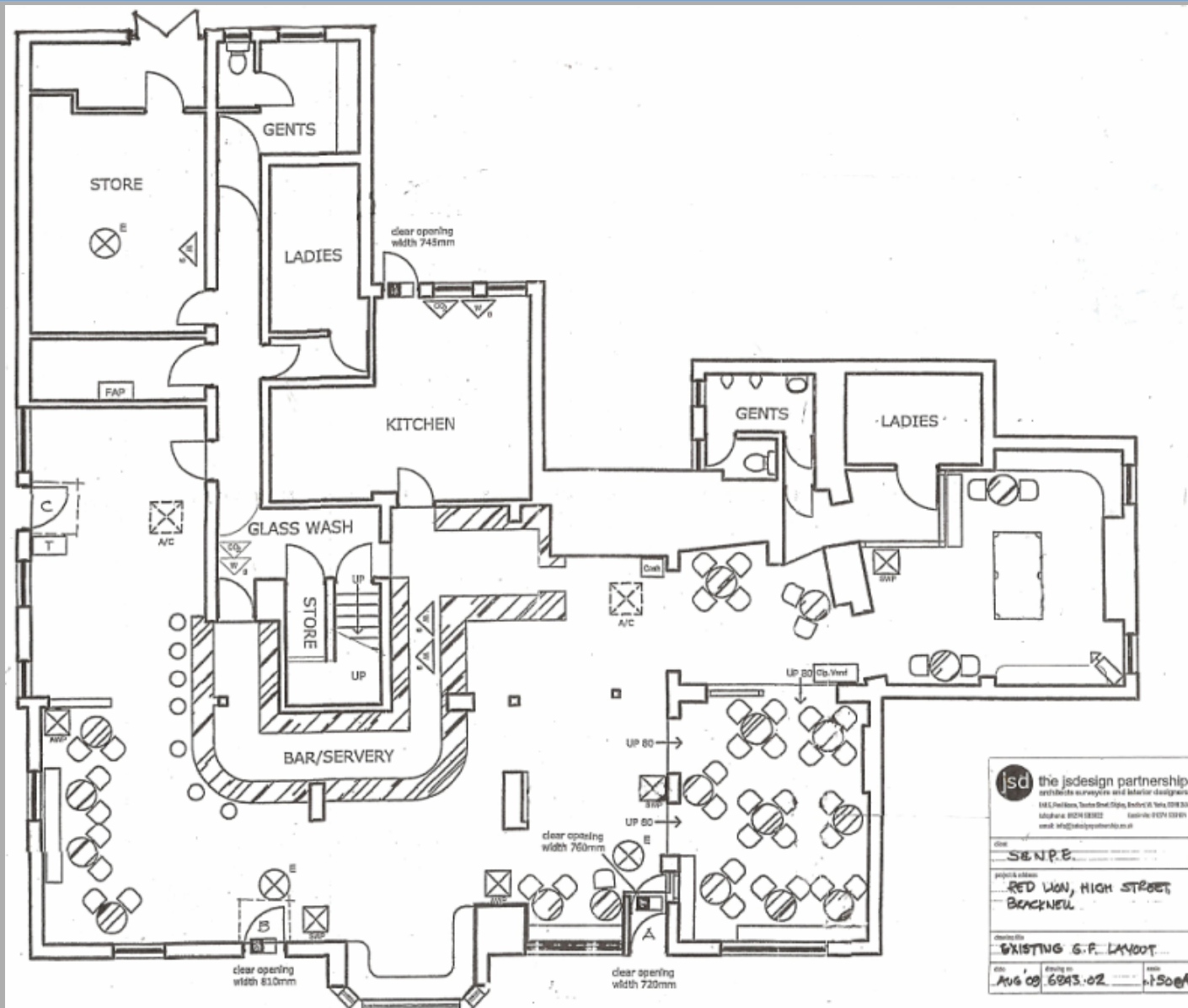
Brief Description:

Externally, we are proposing the full external decorations and repairs together with new external lighting and signage. In addition we are opening up the bay window to improve access to the beer garden and constructing a large timber pergola for smoking and alfresco eating areas. Internally, we propose to fully refurbish all areas, including new disabled W.C., refurbishing both sets of toilets. The bar is to be overhauled with a new backfitting together with alterations to facilitate a carvery unit. The pub will retain its existing traditional feel

Existing Photographs



Existing Plan

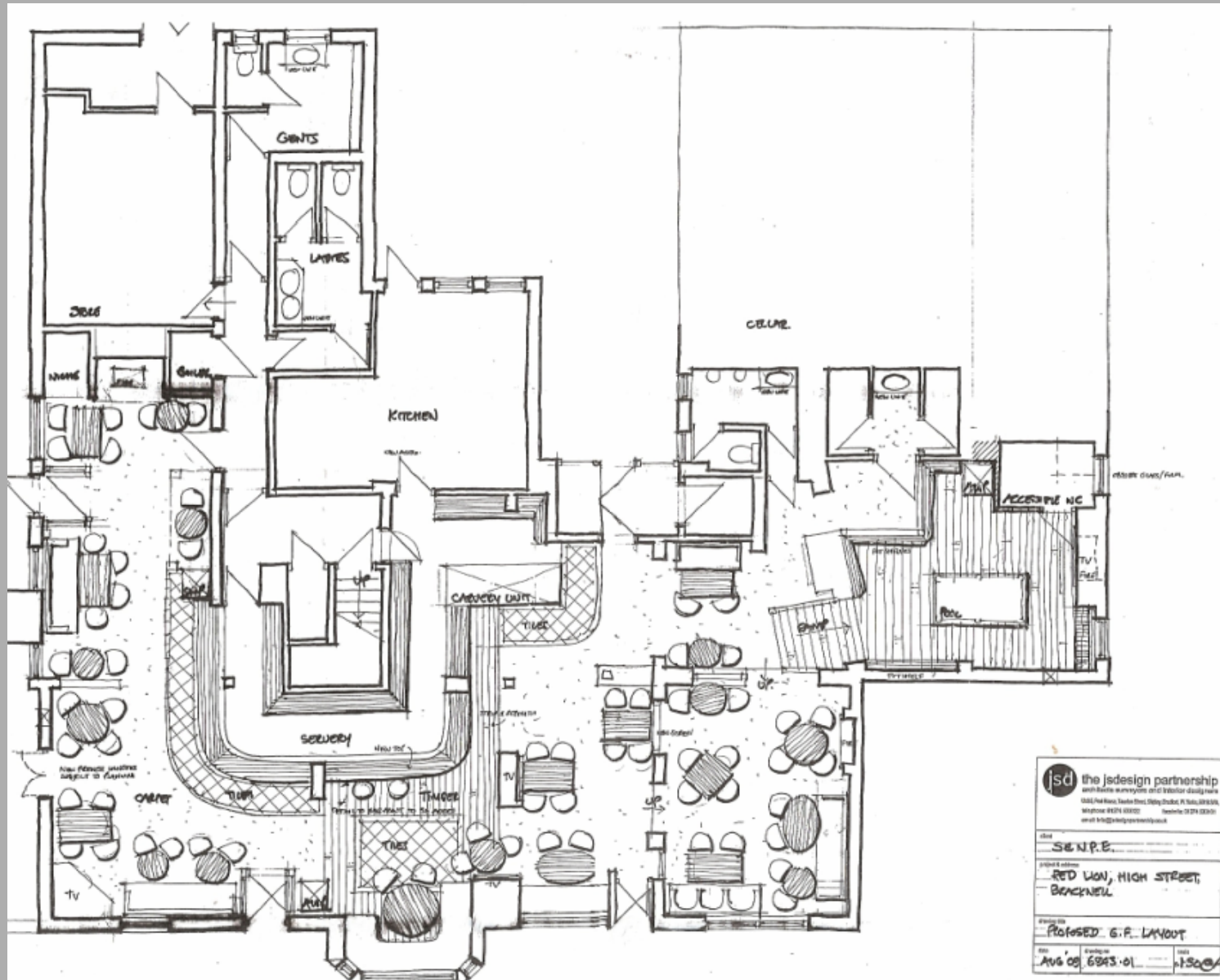


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Client: **S&N P.C.**
 Project Address: **RED LION, HIGH STREET, BEAUFIELD**
 Drawing Title: **EXISTING G.P. LAYOUT**
 Date: **AUG 09 6.04.02** Scale: **1:50 @ A1**



Proposed Plan



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Client: **SE.N.P.E.**
 Project address: **RED LION, HIGH STREET, BARNWELL**
 Project title: **PROPOSED G.F. LAYOUT**
 Date: **Aug 08 6943-01**



Scope of Work



Main Bar Area

- Strip out redundant fixtures and fittings
- Alterations to accommodate new boiler
- Overhaul front bar and replace backfitting.
- Alterations to facilitate new carvery unit
- Full internal refurbishment
- New timber screens and panelling
- New features fire place
- Additional drink shelves
- New timber floor
- Full decorations
- Overhaul and upgrade all mechanical and electrical installations
- Redecorate and overhaul catering kitchen
- Decorate beer cellar together with install ing new partition to reduce size

Externals

- Full re-decorations
- New signage
- External lighting
- External repairs
- Form double door access to beer patio
- Form large timber pergola to beer patio
- New doors to cellar

Toilets

- Form new accessible W.C to ground floor
- Full refurbishment both sets of ladies and gents toilets, including vanity units, $\frac{3}{4}$ high wall tiling, floor coverings and sanitaryware.

Excluded from works

- Manager/Staff accommodation - Asbestos removal only
- Rear store

Retailers Direct Suppliers

- New and overhaul loose furniture
- Overhaul fixed seating
- Decorative light fittings
- Curtains
- Altro and vinyl flooring
- Bric-a-brac
- Bottle coolers
- Coffee Machine
- Additional tills
- Security Alarm
- CCTV system
- TV's and music system
- Hand Dryers
- New catering equipment including hot plate