

Supplementary Information Document

Under the Pubs Code Regulations 2016, Star Pubs & Bars must make available to all prospective lessees certain information so that they can make an informed decision prior to taking on a lease. This document includes such information that, when taken together with information available from the pub advertisement on our website www.starpubs.co.uk and within the Star Pubs & Bars Code of Practice, provides all information that the Pubs Code Regulations require.

Pub Name Coach & Horses Carlisle
Pub Address 234 Kingstown Road, Carlisle CA3 0DE

1 Superior Landlord FREEHOLD

2 Enforcement by Public Authorities

Has the premises been the subject of any enforcement actions by any Public Authority in the last 2 years? - NO

Date	Name of Public Authority	Description of Enforcement Action	Comments
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

3 Changes to Commercial Conditions of Local Area

Please detail any known or foreseeable changes to the commercial conditions to the local area and how these might affect costs and trading of the pub.

Story Homes are building a range of 3,4 and 5 bedroom houses at Aspen Grange to the north of the Coach & Horses. These will mean there will be mor local trade coming into the area. There is also further industrial and warehouse development being looked at just to the south of the current Kingstown industrial Estate. This is a foreseeable future development that should benefit the pub trade in the future

4 Restrictions on Use

Please detail any restrictions on use of the premises such as planning restrictions, types of trading, restrictions on access (including shared access).

Building Type/Local Area:

There are no such restrictions that we are aware of