

# Schedule of Condition



Property Address:	Tolbooth Tavern, 167 Canongate, Edinburgh, EH8 8BN		
Property Reference Number:	0080463101		
Document Reference:	LS/kmc	Rev.	
Survey Date:	11 <sup>th</sup> August 2021		

## A. Document Control Sheet.

---

This document was initially prepared by Brownill Vickers Limited on behalf of Star Pubs & Bars and, subsequent to the release of the initial document, revisions are made at regular intervals to reflect the requirements of Star Pubs and Bars' property inspection programme.

This section of the report provides details of the document status and details of whom and which company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.

Revision	Revision Date	Details of revision	Reviewers Company	Report Authors Name.



Property Address: Tolbooth Tavern, 167 Canongate, Edinburgh, EH8 8BN



## B. Contents

---

- A. Document Control Sheet.
- B. Contents
- C. Preliminaries
- D. Property Details
- E. Survey Methodology
- F. Schedule of Condition
- G. Photographs
- H. Declaration of document publication

## C. Preliminaries

---

Name of company completing the schedule of condition

**Brownill Vickers**  
**Chartered Surveyors, Valuers & Property Agents**  
**82 Queen Street, Sheffield, S1 2DW.**  
**Tel: 0114 290 3306**  
**[www.brownillvickers.com](http://www.brownillvickers.com)**

Name of Surveyor who completed the schedule

**Mr Lee Sidebottom BSc (Hons) MRICS**  
**RICS Registered Valuer**  
**Director**  
**Tel: 0114 290 3306**  
**Mob: 07775 792 371**  
**e: [lee.sidebottom@brownillvickers.com](mailto:lee.sidebottom@brownillvickers.com)**

Date of site visit

**11<sup>th</sup> August 2021**

Date of issue

**16<sup>th</sup> August 2021**



Property Address: Tolbooth Tavern, 167 Canongate, Edinburgh, EH8 8BN



## D. Property Details

---

### **Summary of Construction:**

The property forms the ground floor / lower ground floor / upper ground floor areas within a larger building of historic significance (the premises were originally built as a toll house and have been used as a jail). The building has random stone facing elevations set beneath a steeply pitched roof overlaid in slate incorporating cast iron rainwater goods and timber windows and doors. To the front elevation at high level is a projecting timber encased clock.

To the rear the premises have been extended.

The subject demise comprises the rear extension and the ground floor areas to the original building only.

### **Accommodation:**

Small front entrance lobby to front bar area with servery to right hand side. To the rear right hand corner is a staircase forming the fire escape which also gives access to lower ground floor gent's and back of house areas comprising boiler room, commercial kitchen and main beer cellar.

Steps to the rear of the front bar area lead up to the rear raised bar with ladies' toilets off.

Accommodation at first floor level is outside the demise. We understand that this forms a museum.



Property Address: Tolbooth Tavern, 167 Canongate, Edinburgh, EH8 8BN



# E. Survey Methodology

---

## 1. Description

In accordance with instructions received from Messer Star Pubs and Bars, Brownill Vickers Limited have carried out an inspection of the subject premises to provide a Schedule of Condition.

At the time of the inspection the weather was overcast but dry.

**The inspection was undertaken at a time when restrictions imposed by Government were in place during the COVID 19 pandemic. Following closures during 2020 and 2021, public houses had been allowed to admit patrons from 17th May 2021 subject to limits on group numbers and social distancing guidelines. The subject premises were open for business.**

## 2. Orientation

All references to front, left, rear and right are as standing in the named road. Our inspection was limited to those parts which could be seen from ground level within the boundaries of the property, from the public highway or from rights of way.

## 3. Limitations

Brownill Vickers Limited undertake a non-destructive visual inspection, this means we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Additionally, we do not remove secured panels or undo electrical fittings etc. We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Closer examination may reveal defects not visible from a ground level vantage point.

We do not inspect the roof structure from inside the roof space. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive. The property was fully furnished at the time of our inspection and no removal of furniture or floor coverings was undertaken. In particular, floor coverings were not removed or lifted at the edges and no inspection of any sub-floor voids was undertaken. We therefore cannot confirm the condition of underlying floor timbers.

## E. Survey Methodology

---

Fixtures and fittings, including all floor coverings, do not form part of the freehold. We assume that fixtures and fittings will be valued as part of a fixtures and fittings inventory and separately assessed, independent of this report.

It was not possible to inspect those parts of the property which were covered or unexposed at the time of the inspection and therefore we are unable to guarantee that these parts are free from defect.

No tests were carried out to any of the service installations, plant or beneath ground drainage, nor was an asbestos survey / management plan carried out as part of this instruction. Due to the weather conditions being dry on the day of inspection the guttering system was not seen to be tested.

As stated, this survey does not constitute an asbestos survey and therefore enquiries should be made to ascertain if a Type 2 or type 3 asbestos survey has been conducted and the findings thereof. Neither the whole nor any part of this report, or any reference thereto, may be included in any published document, circular or statement or published in any way without written approval from Brownill Vickers Limited of the form and context in which it may appear.

No testing of any sanitary ware or locking mechanisms to doors or windows has been undertaken as part of this inspection, unless stated otherwise. Testing with a protimeter has been undertaken.

Limited access only was available to the various boundaries around the site due to the premises being located adjacent to private property.



Property Address: Tolbooth Tavern, 167 Canongate, Edinburgh, EH8 8BN



## E. Survey Methodology

---

### 4. Condition

Condition Rating	Definition
<b>3 - Good Condition</b>	Reported elements had no apparent defects being clean and well maintained. Element is likely to offer a long serviceable life.
<b>2 - Satisfactory Condition</b>	Reported elements presented in a serviceable condition with some wear and tear or minor damage but not requiring immediate attention.
<b>1 - Poor Condition</b>	Reported element in a deteriorated condition or with disrepair evident, likely to require substantial repair or replacement.



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1</b>	<b>INTERNAL</b>					
<b>1.0</b>	<b>GROUND FLOOR</b>		<b>Photos 33-56</b>			
<b>1.1</b>	<b>Ground floor accommodation; front bar area including servery and annexed small entrance lobby</b>					
<b>1.1.1</b>	<b>Ceilings</b>	High level ceiling finished in painted anaglypta incorporating ornate decorative coving to perimeter. Lowered false ceiling to central area incorporating decorative beading.	2			
<b>1.1.2</b>	<b>Walls</b>	Facing exposed stonework to front left hand corner. Elsewhere finishes in patterned paper, painted anaglypta and painted rough render. Areas where fixed seating in place where walls could not be seen. False wall to rear right hand area finished in painted anaglypta incorporating timber shelving.	2			
<b>1.1.3</b>	<b>Floors</b>	Suspended overlaid in carpet and timber effect vinyl with ribbed carpet adjacent entrance and tiles within entrance lobby. Altro surfaces to servery area.	1-2  Wear and tear to surfaces with central section lifting to bar apron.			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.1.4	Fireplace	Brick fireplace adjacent steps with fitting set within.	2 Fitting disconnected. No reason to test.			
1.1.5	Doors	Double timber panelled and glazed doors with glazed screen over giving access from front entrance lobby.	2			
1.1.6	Radiator	Steel panel radiator.	2 Secure. Untested.			
1.1.7	Bar fittings	Ornate timber fittings with brass effect footrail affixed to floor in front. Stained finishes. Half door and flap to rear. Mirrored and ornate finishes forming backs to back bar fitting. Recesses for cooler units, open shelving and incorporating stainless steel circular wash basin and stainless steel double sink and mixer taps.	2 Worn and dated but generally serviceable.			
1.2	Ground floor accommodation; rear raised bar area					
1.2.1	Ceilings	Painted lining paper to plaster board ceiling incorporating vents.	1-2 Significant staining to front section.			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.2.2	Walls	Timber painted lining paper, patterned paper and exposed stonework finishes as per front bar areas.	2			
1.2.3	Floors	Suspended floor overlaid in patterned carpet accessible via timber staircase overlaid in same with rubber nosings to edges of steps and tubular timber handrails affixed to newel posts, balusters and handrails surrounding.	2			
1.2.4	Radiator	Steel panel radiator.	2 Secure. Untested.			
1.3	<b>Ground floor accommodation; ladies' toilets</b>					
1.3.1	Ceilings	Skimmed plaster ceiling incorporating vent units and access hatch.	2 Vent units slightly loose.			
1.3.2	Walls	Tiled up to dado height with painted plaster board above.	2 Previous damage to tiles adjacent entrance door. Repairs adequate at present.			
1.3.3	Floors	As per rear bar areas with Altro to cubicle areas.	2			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.3.4	Doors	Flush faced timber door incorporating closer giving access from rear bar area.	2			
1.3.5	Doors 2	Formica doors to cubicles with screen between.	1-2 Locking mechanisms poorly detailed.			
1.3.6	Sanitaryware	2 x low flush w.c.s and 2 x wash basins set in formica vanity units.	1-2 Right hand low flush w.c. noted as been out of order.			
1.3.7	Radiator	Steel panel radiator.	1-2 Evidence of leakage to inlet pipe from radiator.			
1.4	<b>Ground floor accommodation; right hand fire exit / access to gent's toilets and back of house areas</b>					
1.4.1	Ceilings	Skimmed plaster board ceiling with paint finish applied.	1 Damp affecting ceiling surfaces.			
1.4.2	Walls	Painted skimmed plaster.	2 Damp penetration affecting wall surfaces. Cover to access point missing to right hand wall adjacent bottom of steps.			
1.4.3	Floors	Solid overlaid in Altro incorporating steps to fire exit and to low level section of accommodation.	2 Discoloured.			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.4.4	Doors	Timber doors incorporating decorative beading, closers and reinforced glazing x 2 giving access to front bar areas.	2			
2.0	<b>LOWER GROUND FLOOR</b>		<b>Photos 32-41</b>			
2.1	<b>Lower ground floor accommodation; gent's toilet</b>					
2.1.1	Ceilings	Skimmed plaster board ceiling incorporating light fitting.	2			
2.1.2	Walls	Tiled from floor to ceiling height.	1-2  Dated but level, secure and generally free from major defect. Isolated damage to low level sections.			
2.1.3	Floors	Solid overlaid in Altro in two different colours.	2			
2.1.4	Doors	Outer door as per ladies' toilet.	2			
2.1.5	Doors 2	Flush faced timber cubicle door incorporating thumb-lock.	2			
2.1.6	Radiator	Steel panel radiator.	1  Significant corrosion noted.			
2.1.7	Sanitaryware	2 x pedestal wash hand basins, 3 x bean urinals with cisterns boxed in formica. Low flush w.c.	2  Untested.			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>2.2</b>	<b>Lower ground floor accommodation; back of house boiler room / wash area</b>					
<b>2.2.1</b>	<b>General</b>	Suspended ceiling; lightweight metal frame with tile inserts, walls formed in painted rough masonry or plaster, solid floor overlaid in Altro incorporating metal drain cover. Domestic quality worktops unit carcasses and a Belfast style sink affixed to walls throughout the room. Flush faced timber door with closer giving access from public areas.	1-2  Missing ceiling tiles where the gas metre is provided (difficult to reinstate to this area. Areas generally crudely formed but adequate for purposes.			
<b>2.3</b>	<b>Lower ground floor accommodation; commercial kitchen</b>					
<b>2.3.1</b>	<b>Ceilings</b>	Suspended ceiling; lightweight metal frame with tile inserts.	1-2  Isolated tiles missing.			
<b>2.3.2</b>	<b>Walls</b>	PVC panelling throughout with stainless steel sheeting around cooking area.	2  Discoloured and scorch marks with some unevenness to corner sections. Deterioration caused by generally wear and tear and adequate for purposes at present time.			
<b>2.3.3</b>	<b>Floors</b>	Solid overlaid in Altro.	1-2  Damage to Altro and poor joint formed beneath entrance door.			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.3.4	Doors	Flush faced timber door incorporating closer giving access from back of house areas.	2			
2.3.5	Fittings	Extractor hood and canopy and all sinks including wash basins and sinks and drainers are assumed to form part of the freehold. All other fittings within the kitchen are assumed to form part of the fixtures and fittings inventory and valued according to condition within that. Dumb waiter.	2			
2.4	<b>Lower ground floor accommodation; beer cellar</b>					
2.4.1	Ceilings	Suspended ceiling; lightweight metal frame with tile inserts.	1-2 Isolated tiles missing.			
2.4.2	Walls	Painted boarding or solid masonry.	2 Some impact damage but caused by normal wear and tear.			
2.4.3	Floors	Solid concrete floor with screed finish.	2 Some impact damage but caused by normal wear and tear.			
2.4.4	Doors	Flush faced door with closer giving access from back of house area.	2			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.4.5	Cooler unit	Affixed to rear wall at high level.	2 In use at time of inspection. Untested.			
3.0	EXTERNAL		Photos 57-74			
3.1	Main building; rear two storey projection					
3.1.1	Roof	Pitched roof overlaid in slate with coping stones to rear edge.	1-2 No inspection made to left hand slope. growth to surfaces and to rear copings. Evidence of leakage through roof affecting ceiling surfaces within rear raised bar area.			
3.1.2	Rainwater goods	Cast iron gutter to downpipe to right hand elevation.	1-2 Significant corrosion noted to gutters and downpipe. No blockage evident.			
3.1.3	Walls	Random stone facing with dressed stone surrounds to door and window openings.	2 Discolouration to areas seen.			
3.1.4	Windows	Timber framed sash windows with burglar bars over all fittings.	1-2 Weathered to all decorations. No evidence of any significant rot but likely to be developing.			
3.1.5	Windows 2	Rear facing upper ground floor window.	2 As per right hand facing windows.			



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.1.6	Door	Flush faced door within right hand elevation.	1-2 Gapping beneath. Decorations weathered. No rot evident but likely to be developing.			
3.2	Main building; front building					
3.2.1	Walls	Random stonework forming right hand elevation to arched passageway and beyond.	2			
3.2.2	Doors	Flush faced double timber doors within right hand elevation to passageway.	2 Graffiti marked.			
3.2.3	Doors 2	Double timber panelled front entrance doors with metalwork affixed.	2 Weathered to surfaces. Deterioration to threshold beneath.			
3.2.4	Windows	High level windows over front entrance lobby. Partially obscured by flower boxes.	2 Weathered to decorations.			
3.2.5	Windows 2	Bay style window within front elevation at ground floor level.	2 Decorations weathered.			

## G. Photographs

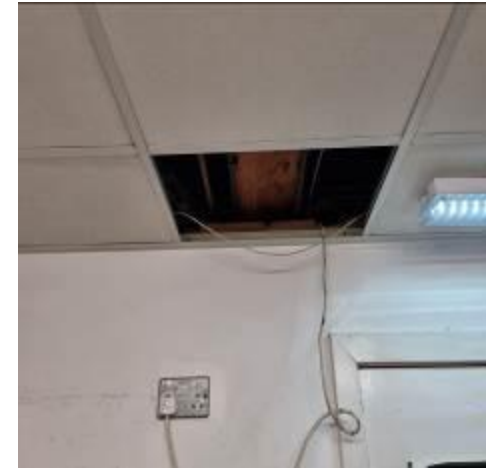
---



**Photo 01**



**Photo 02**



**Photo 03**



**Photo 04**

## G. Photographs

---



**Photo 05**



**Photo 07**



**Photo 06**



**Photo 08**

## G. Photographs

---



**Photo 09**



**Photo 11**



**Photo 10**



**Photo 12**



## G. Photographs

---



**Photo 13**



**Photo 15**



**Photo 14**



**Photo 16**

## G. Photographs

---



**Photo 17**



**Photo 18**



**Photo 19**



**Photo 20**

## G. Photographs

---



**Photo 21**



**Photo 23**



**Photo 22**



**Photo 24**

## G. Photographs

---



**Photo 25**



**Photo 27**



**Photo 26**



**Photo 28**



## G. Photographs

---



**Photo 29**



**Photo 31**



**Photo 30**



**Photo 32**

## G. Photographs

---



**Photo 33**



**Photo 35**



**Photo 34**



**Photo 36**

## G. Photographs

---



**Photo 37**



**Photo 39**



**Photo 38**



**Photo 40**



## G. Photographs

---



**Photo 41**



**Photo 43**



**Photo 42**



**Photo 44**

## G. Photographs

---



**Photo 45**



**Photo 47**



**Photo 46**



**Photo 48**

## G. Photographs

---



**Photo 49**



**Photo 51**



**Photo 50**



**Photo 52**



## G. Photographs

---



**Photo 53**



**Photo 55**



**Photo 54**



**Photo 56**

## G. Photographs

---



**Photo 57**



**Photo 59**



**Photo 58**



**Photo 60**



## G. Photographs

---



**Photo 61**



**Photo 63**



**Photo 62**



**Photo 64**

## G. Photographs

---



**Photo 65**



**Photo 67**



**Photo 66**



**Photo 68**

## G. Photographs

---



Photo 69



Photo 71



Photo 70



Photo 72



## G. Photographs

---



**Photo 73**



**Photo 74**

# H. Declaration of document publication

## H1. Original Document Issue

I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection.

Signature



**Lee Sidebottom MRICS**

For and on behalf of Brownill Vickers Limited

Company	Brownill Vickers Limited		
Address	82 Queen Street		
Town	Sheffield	County	South Yorkshire
Postcode	S1 2DW	Phone number	0114290 3306
Website	www.brownillvickers.com	Fax number	0114 275 4971
Email	lee.sidebottom@brownillvickers.com		
Property address	Tolbooth Tavern, 167 Canongate, Edinburgh, EH8 8BN		
Client's name	Star Pubs & Bars	Date this report Was produced	19 <sup>th</sup> August 2021



Property Address: Tolbooth Tavern, 167 Canongate, Edinburgh, EH8 8BN



# H. Declaration of document publication

---

## H2. Amended document Publication declaration

Document Revision	Declaration I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection.  Signed:	Publication Date	Signatories company and position