

## SUPPLEMENTARY INFORMATION DOCUMENT

As at **05 Jan 2022**

Under the Pubs Code etc. Regulations 2016, Star Pubs & Bars must provide Schedule 1 information to any prospective and current lessee who are taking on a new agreement. This information needs to be provided prior to completing a Business Plan. The Schedule 1 Pack provides a range of information that will consist of our own Code of Practice guide, Working with Star, as well as the information that the Pubs Code etc. Regulations 2016 sets out. This Supplementary Information Document, which is tailored to the pub in question, makes up part of the Schedule 1 Pack.

<b>Pub Name</b>	<b>Coachman Hartford</b>
<b>Pub Address</b>	<b>268 Chester Rd, N/A, Cheshire, CW8 1QU</b>

**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?

None

### 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.

Local Marstons Pub, The Hartford Hall had a extensive refurbishment earlier this year (June 21) and is now branded as a Revere outlet following the 500K refurbishment by Marstons.

### 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).

See Registered title for various restrictions relating to the freehold