

SUPPLEMENTARY INFORMATION DOCUMENT

As at 17 Dec 2021

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.

Pub Name	Monk & Tipster Towcester
Pub Address	36 Watling Street, N/A, Northamptonshire, NN12 6AF

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.

No changes on use. On a VERY busy highstreet but a little out of town

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).

Needs more main stream high street promotion. Stepped back from the road so needs more obvious promotion. Promotion is very much on line (especially for rooms) versus passing footfall.
Directly opposite another pub. No restrictions on use.