

## SUPPLEMENTARY INFORMATION DOCUMENT

As at **23 Sep 2021**

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](http://www.starpubs.co.uk) and within the Star Pubs & Bars Code of Practice, provides all information that the Pubs Code Regulations require.

<b>Pub Name</b>	<b>Cherry Tree Flackwell Heath</b>
<b>Pub Address</b>	<b>5 Straight Bit, N/A, Buckinghamshire, HP10 9LS</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.

None to my knowledge

### 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).

None to my knowledge

### 5. Rent Index

Some of our agreements are subject to annual rent increases in line with the published indices. If that is the case it will be clearly shown on the Heads of Terms document and in the lease. The table below shows the impact that annual indexation will have on the rent for this pub.

<b>Quoted Rent</b>	£0.00		
<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>
£0.00	£0.00	£0.00	£0.00