

Schedule of Condition



Property Address:

Sidings (Formerly known as The Reckless Engineer)
Temple Gate
Bristol
BS1 6PL.

Outlet Number:

2301973101

Document Reference:

N/A

Rev.
Year 0

Document Date:

3rd June 2020

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A. Document Control Sheet.

This document was initially prepared by Romans Surveyors and Valuers 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 & 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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	Revision Details	Reviewers Company	Report Authors Name
Year 0	4th June 2020	Initial Issue	Romans Professional Services Ltd	Jonathan Ranson

B. Background Information.

Important note:

Romans Surveyors and Valuers 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, close examination may reveal defects not visible from a ground level vantage point.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is access to these (although we do not move or lift furniture, floor coverings or other contents). 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.

B1. Condition Rating Definitions

Condition Rating	Definition
New Condition	Reported element is new or very recently incorporated.
Good Condition	Reported elements had no apparent defects, being, clean and well maintained, element is likely to offer a long serviceable life.
Satisfactory Condition	Reported element presented in a serviceable condition with signs of wear and tear or minor damage but not requiring immediate attention.
Poor Condition	Reported element in a deteriorated condition or with disrepair evident, likely to require substantial repair or replacement.

B. Background Information.

B2. Circumstances of Inspection

In accordance with instructions received from Star Pubs & Bars, Romans Surveyors and Valuers have carried out an inspection of the subject premises to report on the condition of the premises in connection with the proposed leasehold interest.

Our site visit was made on Wednesday 3rd June 2020 and, at the time of inspection the weather was mixed conditions with some rain and, the premises were closed to the public at the time of inspection.

Whilst a schedule of photographs is provided to compliment the report, it should be noted that any defects may not be restricted to those identified within the photographs.

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 some parts are free from defect.

No tests were carried out to any of the service installations, plant or beneath ground drainage neither was an asbestos survey / management plan carried out as part of this instruction.

As it was not raining at the time of the inspection it is not possible to confirm that the rainwater installation is free from blockage, leakage etc., or that it is coping with long periods of heavy rainfall. Gutters and any gullies should be cleaned out and checked for defects and monitored during inclement weather.

Any reference to left or right is taken from our observation from the road side and facing the front elevation adjacent to Temple Gate. Our inspection was limited to those parts, which could be seen from ground level within the boundaries of the property and from the public highway or rights of way.

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.

This survey does not constitute an asbestos survey and therefore enquiries should be made with to ascertain the existence and extent of previous asbestos surveys and associated findings thereof, e.g. Asbestos management survey or, Asbestos refurbishment and demolition survey or, the asbestos survey predecessors including Type 2 or type 3 asbestos survey.

B. Background Information.

Neither the whole nor any part of the Report or any reference thereto may be included in any published document, circular or statement, or published in any way without written approval from Romans Professional Services of the form and context in which it may appear.



Sidings (Formerly known as The Reckless Engineer), Temple Gate, Bristol, BS1 6P



B3. Summary of Construction

The property comprises of a lock-up public house with first-floor ancillary accommodation and a private residential flat contained in a multi-tenanted circa 1960's constructed concrete framed building.

B4. Accommodation

Ground Floor -

Bar area, Ladies and Gents WC, Commerical kitchen, small storeroom, and access lobby with stairs to first floor.

First Floor -

Common landing and stairs, beer cellar, security office, staff WC, and Private flat including; landing, bathroom, three bedrooms, private study, reception room, and, kitchen.

C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1	Internal							
1.1	First floor kitchen		Photographs [2-6]					
1.1.1	Ceilings	Plastered concrete soffit with paint decoration.	Satisfactory Condition -					
1.1.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration.	Satisfactory Condition -					
1.1.3	Floors	Concrete floor with vinyl flooring.	Satisfactory Condition overall - minor tear noted to the flooring by the dishwasher.					
1.1.4	Joinery	Coated metal-framed double glazed window, timber door linings, skirting boards, flush and fire-rated flush doors. Modern fitted kitchen. Please note the timber joinery has paint decoration.	Satisfactory Condition - note long-standing missing door to small front cupboard.					
1.1.5	Miscellaneous	Feature ceiling light, steel sink, oven and hob, electric heater, smoke detector, sockets and switches.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.2	First floor front reception room		Photographs [7-10]					
1.2.1	Ceilings	Concrete soffit with plaster finishes and paint decoration.	Satisfactory Condition -					
1.2.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration.	Satisfactory Condition -					

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1.2.3	Floors	Concrete floor with assumed painted cork tiles.	Satisfactory Condition - note several loose floor tiles adjacent to the electric heater.					
1.2.4	Joinery	Coated metal-framed double glazed window, painted molded timber flush door, skirting boards.	Satisfactory Condition - note the door is not fire rated.					
1.2.5	Miscellaneous	Electric heater, pendant light, and, sockets and switches.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.3	First floor front centre right bedroom.		Photographs [11-12]					
1.3.1	Ceilings	Concrete soffit with plaster finishes and paint decoration.	Satisfactory Condition -					
1.3.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration together with isolated areas of vinyl wall coverings.	Satisfactory Condition -					
1.3.3	Floors	Concrete floor with carpet covering.	Satisfactory Condition -					
1.3.4	Joinery	Timber flush door, borrowed light, and skirting boards with paint decoration, coated metal double glazed window.	Satisfactory Condition - note slight chip to the glazing of the borrowed light.					
1.3.5	Miscellaneous	Pendant light, sockets and switches, and an electric heater.	Satisfactory condition although no formal test of					

C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
			these items has been undertaken by us. -					
1.4	First floor front right bedroom		Photographs [13-14]					
1.4.1	Ceilings	Concrete soffit with plaster finishes and paint decoration.	Satisfactory Condition -					
1.4.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration.	Satisfactory Condition - note minor marking to paintwork by the electric heaters and some aging of gloss paint finishes to the joinery.					
1.4.3	Floors	Concrete floor with carpet covering.	Satisfactory Condition -					
1.4.4	Joinery	Painted timber moulded flush doors, borrowed light, shelving and skirting boards. Coated metal-framed double glazed window.	Satisfactory Condition - some deterioration of paint decoration.					
1.4.5	Miscellaneous	Electric heaters, feature ceiling light, sockets and switches.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.5	First-floor private office.		Photographs [15-17]					
1.5.1	Ceilings	Concrete soffit with plaster finishes and paint decoration.	Satisfactory Condition -					
1.5.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration.	Satisfactory Condition -					

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1.5.3	Floors	Concrete floor with carpet covering.	Satisfactory Condition -					
1.5.4	Joinery	Non fire rated moulded timber door, skirting boards and architraves, all with paint decoration.	Satisfactory Condition -					
1.5.5	Miscellaneous	Pendant light, sockets and switches.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.6	First floor rear right bedroom.		Photographs [18-24]					
1.6.1	Ceilings	Concrete soffit with plaster finishes and paint decoration.	Satisfactory Condition -					
1.6.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration.	Satisfactory Condition -					
1.6.3	Floors	Concrete floor with carpet covering.	Satisfactory Condition -					
1.6.4	Joinery	None fire rated flush doors, borrowed light, isolated shelving, skirting boards and architraves, all with paint decoration. Additionally, coated metal double glazed window.	Satisfactory Condition - note wall paint overspray to the window frame.					
1.6.5	Miscellaneous	Feature ceiling light, electric heater, sockets and switches.	Satisfactory condition although no formal test of these items have been undertaken by us. -					

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Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.7	First floor rear bathroom		Photographs [25-29]					
1.7.1	Ceilings	Concrete soffit with plaster finishes and paint decoration.	Satisfactory Condition -					
1.7.2	Walls	Masonry walls and partitions with plaster finishes, wipeable wall linings, ceramic tiles and, paint decoration.	Satisfactory Condition -					
1.7.3	Floors	Concrete floor with vinyl flooring.	Satisfactory Condition -					
1.7.4	Joinery	Metal double glazed casement window and metal fire door, non-fire rated timber flush door and borrowed light, all with paint decoration.	Satisfactory Condition -					
1.7.5	Miscellaneous	Modern with bathroom suite, wall mirror, shaver socket, bulkhead light, electric heater, and light switch.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.8	First floor private flat corridor		Photographs [30-34]					
1.8.1	Ceilings	Concrete soffit with plaster finishes and paint decoration.	Satisfactory Condition -					
1.8.2	Walls	Solid masonry walls and partitions with plaster finishes and paint decoration.	Satisfactory Condition -					
1.8.3	Floors	Concrete floor with vinyl flooring.	Satisfactory Condition -					
1.8.4	Joinery	Non-fire rated moulded flush doors, fire rated door to the kitchen entrance, borrowed lights, and skirting boards, all with paint decoration.	Satisfactory Condition -					

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1.8.5	Miscellaneous	Electric heaters, pendant ceiling lights, smoke detector, sockets and switches.	Satisfactory condition although no formal test of these items have been undertaken by us. - note missing mains powered smoke detector.					
1.9	First floor security office		Photographs [35-37]					
1.9.1	Ceilings	Concrete soffit with plaster finishes and paint decoration.	Satisfactory Condition -					
1.9.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration.	Satisfactory Condition -					
1.9.3	Floors	Concrete floor with paint decoration.	Satisfactory Condition - minor grubby marks noted.					
1.9.4	Joinery	Fire-rated door with smoke seals and skirting boards, all with paint decoration.	Satisfactory Condition -					
1.9.5	Miscellaneous	Data and power points, fluorescent light, smoke detector and, light switch.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.10	First floor beer cellar		Photographs [38-42]					
1.10.1	Ceilings	Concrete soffit with plaster finishes and paint decoration.	Satisfactory Condition -					

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1.10.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration, isolated timber wall boards were also evident.	Satisfactory Condition - isolated damage to paint decoration.					
1.10.3	Floors	Concrete floor with paint decoration.	Satisfactory Condition -					
1.10.4	Joinery	Timber painted and non painted fire rated flush doors with smoke seals.	Satisfactory Condition - aged decoration to the single door.					
1.10.5	Miscellaneous	Cellar cooling equipment with f-gas log, smoke detector, fluorescent lighting, sockets and switches, general pipework, and Belfast sink.	Satisfactory condition although no formal test of these items have been undertaken by us. - note the sink is soiled and worn.					
1.11	First floor staff toilet.		Photographs [43-45]					
1.11.1	Ceilings	Concrete soffit with plaster finishes and paint decoration.	Satisfactory Condition -					
1.11.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration, together with a tiled sink splash back.	Satisfactory Condition -					
1.11.3	Floors	Concrete floor with vinyl flooring.	Satisfactory Condition -					
1.11.4	Joinery	Timber flush door, skirting boards and architraves, all with paint decoration.	Satisfactory Condition -					
1.11.5	Miscellaneous	China basin and WC, wall mirror, rose light, and light switch.	Satisfactory condition although no formal test of					

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Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
			these items have been undertaken by us. -					
1.12	First floor common landing and stairs		Photographs [46-51]					
1.12.1	Ceilings	Concrete soffit with plaster finishes and paint decoration.	Satisfactory Condition -					
1.12.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration.	Satisfactory Condition -					
1.12.3	Floors	Concrete floor and stairs with paint decoration.	Satisfactory Condition -					
1.12.4	Joinery	Fire-rated doors with smoke seals, wall mounted handrail, skirting boards, timber capped solid stair guarding, all with paint decoration. Additionally, coated metal framed double glazed windows.	Satisfactory Condition -					
1.12.5	Miscellaneous	Smoke detector, fluorescent lighting, fire alarm call point, beer hoist loft, and emergency lighting.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.13	Ground floor rear small store area		Photographs [52-54]					
1.13.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition -					
1.13.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration.	Satisfactory Condition - aged decoration noted.					
1.13.3	Floors	Concrete floor with paint decoration.	Satisfactory Condition - note aged decoration.					

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1.13.4	Joinery	Painted timber fire door with smoke seals and paint decoration.	Satisfactory Condition -					
1.13.5	Miscellaneous	Electrical distribution boards, emergency lighting, rose light, and sockets and switches.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.14	Rear entrance corridor		Photographs [55-59]					
1.14.1	Ceilings	Plastered concrete soffit, all with paint decoration.	Satisfactory Condition -					
1.14.2	Walls	Masonry walls and partitions with plaster finishes and paint decoration.	Satisfactory Condition -					
1.14.3	Floors	Concrete floor with paint decoration.	Satisfactory Condition -					
1.14.4	Joinery	Fire-rated flush doors, exterior fire door, Louvered cupboard door, and skirting boards, all with paint decoration.	Satisfactory Condition -					
1.14.5	Miscellaneous	Smoke detector, fluorescent lighting beer cellar hoist lift, and emergency lighting.	Satisfactory condition although no formal test of these items have been undertaken by us. - note missing diffuser to the fluorescent light.					
1.15	Commercial kitchen		Photographs [60-66]					
1.15.1	Ceilings	Manmade boarded ceiling with paint decoration.	Satisfactory Condition - note ceiling paint sinking					

C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
			into the background with evidence of past grease staining.					
1.15.2	Walls	Masonry walls and partitions with plastic and steel wall linings.	Satisfactory Condition -					
1.15.3	Floors	Concrete floor with vinyl flooring.	Satisfactory Condition -					
1.15.4	Joinery	Fire-rated flush doors with smoke seals and door linings, all with paint decoration.	Satisfactory Condition -					
1.15.5	Miscellaneous	Commercial kitchen extract equipment, socket and switches, emergency lighting, fire alarm call point, fluorescent lighting, steel sinks, distribution board, lighting grid switch, and fly screen.	Satisfactory condition although no formal test of these items have been undertaken by us. - note missing diffuser to fluorescent light.					
1.16	Ladies WC		Photographs [67-73]					
1.16.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition -					
1.16.2	Walls	Masonry walls and partitions with plaster finishes, timber plank cubicle partitions, all with paint decoration and, areas of ceramic tiles.	Satisfactory Condition -					
1.16.3	Floors	Concrete floor with vinyl flooring.	Satisfactory Condition -					
1.16.4	Joinery	Services boxing, vanity sink unit, steel windows, feature glazed screen, mixed timber doors, all with paint and stain decoration	Satisfactory Condition -					

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Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.16.5	Miscellaneous	China WC's with concealed flush cisterns, China basin, wash hand dryer, recessed ceiling lights, extract fan, lighting PIR control, and emergency lighting.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.17	Gents WC		Photographs [74-76]					
1.17.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition -					
1.17.2	Walls	Masonry and stud partitions with plaster and plasterboard finishes, ceramic tiles and paint decoration.	Satisfactory Condition -					
1.17.3	Floors	Concrete floor with vinyl flooring.	Satisfactory Condition -					
1.17.4	Joinery	Mixed timber doors, wc flush vanity units, all with paint and stain decoration.	Satisfactory Condition -					
1.17.5	Miscellaneous	Extract fan, recessed ceiling lights, ceramic urinals and flush, China was basin and WC with recessed flush, wash hand dryer, emergency lighting, and general pipework.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.18	Void over ladies WC							
1.18.1	General	Concrete block walls and concrete soffit, suspended ceiling supports, and general pipework.	Satisfactory Condition -					

C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.19	Main bar area		Photographs [77-88]					
1.19.1	Ceilings	Suspended plasterboard ceiling and, isolated areas of feature timber plank ceiling, all with paint decoration.	Satisfactory Condition -					
1.19.2	Walls	Masonry walls and partitions, stud partitions, with plaster and plasterboard finishes, timber cladding, brick slip cladding, timber plank wall linings, with mixed decorations including feature vinyl wall coverings, paint and, stain decoration.	Satisfactory Condition -					
1.19.3	Floors	Staged timber floor over a concrete substrate finished with, ceramic tiles, vinyl flooring, feature wood plank flooring and, barrier mat carpet.	Satisfactory Condition - minor damage to tiling adjacent to bar servery counter door.					
1.19.4	Joinery	Timber display windows, vinyl upholstered fixed bar seating, fixed tables to bar seating, bar counter and servery shelving, mixed timber doors, all with paint and stain decoration.	Satisfactory Condition -					
1.19.5	Miscellaneous	Mixed feature lights, recessed ceiling lights, smoke detectors, emergency lighting, split air conditioning units, air extract equipment, steel bar sinks, CCTV cameras, electric radiant heater, fire alarm control panel, fire alarm call point.	Satisfactory condition although no formal test of these items have been undertaken by us. -					

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Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2	External							
2.20	Front elevation		Photographs [89-92]					
2.20.1	Walls	Concrete framed walls with feature cladding at ground floor level.	Satisfactory Condition - light atmospheric staining noted.					
2.20.2	Joinery	Coated metal framed double glazed windows, composite glazed and timber clad shop front with timber entrance doors and paint decoration. Additionally, wall mounted pub signage.	Satisfactory Condition - some general soiling noted and note past poor quality repairs and paint decoration to the shop front.					
2.20.3	Miscellaneous	Projecting pub sign, general pub sign lighting, and alarm box.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.21	Rear elevation		Photographs [93-98]					
2.21.1	Walls	Concrete framed building with feature concrete cladding and areas of brick-faced cavity walling.	Satisfactory Condition - note minor atmospheric staining.					
2.21.2	Joinery	Galvanised steel windows to the WC accommodation, coated metal double glazed casement windows, and, timber, and metal entrance doors, with paint decoration to the doors.	Satisfactory Condition - damaged paintwork noted to the first-floor door.					

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2.21.3	Joinery	Shared concrete and steel fire escape stairs.	Satisfactory Condition -					
2.21.4	Miscellaneous	Split air conditioning units, extract fan, pipework, emergency lighting, cellar cooling equipment,	Satisfactory condition although no formal test of these items have been undertaken by us. - note damaged extract grille.					
2.22	Rear service area		Photographs [99-105]					
2.22.1	General	Brick boundary wall, timber and steel gates, astroturf lawn to the enclosed yard, and tarmac parking area with concrete edging adjacent to the rear wall	Satisfactory Condition -					

D. Supplementary Photographs.



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

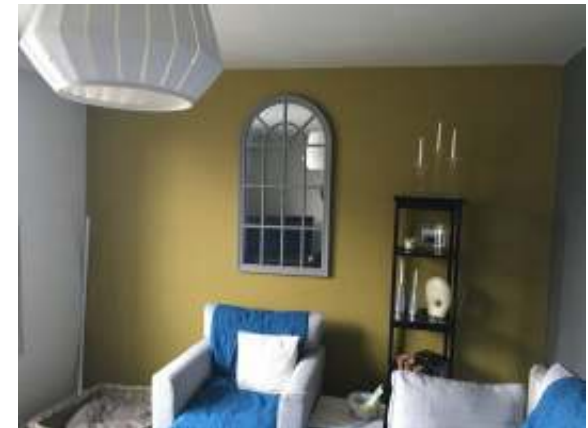


Photo 7

D. Supplementary Photographs.



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

D. Supplementary Photographs.

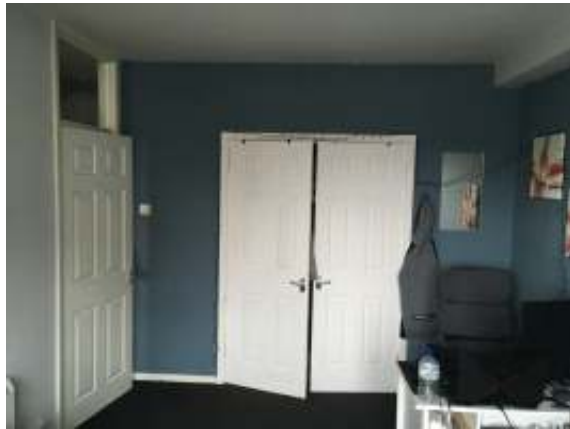


Photo 14

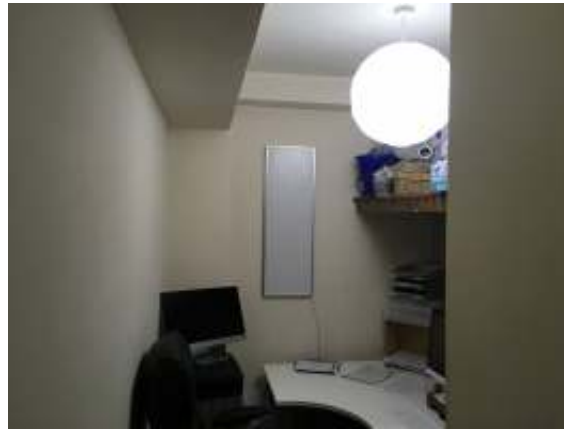


Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

D. Supplementary Photographs.



Photo 20



Photo 21



Photo 22



Photo 23

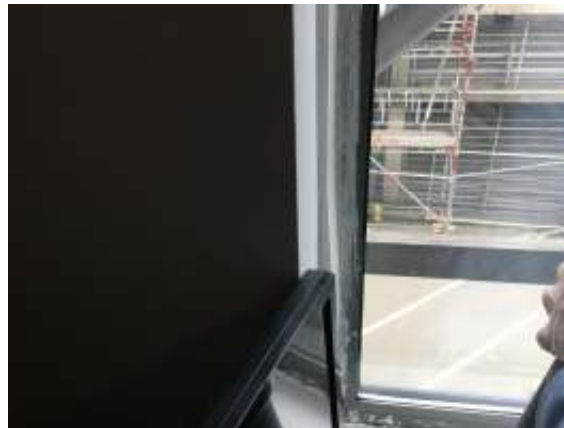


Photo 24



Photo 25

D. Supplementary Photographs.



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

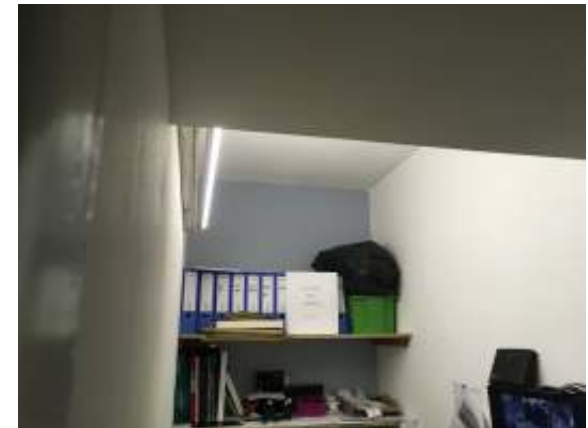


Photo 37

D. Supplementary Photographs.



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

D. Supplementary Photographs.



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67

D. Supplementary Photographs.



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103




Photo 104



Photo 105

E. Declaration of document publication.

E1. 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	 Jonathan Ranson HND BSc(Hons) MRICS MSc(CHE) MFPWS		
Company	Romans Professional Services Limited.		
Address	Crowthorne House, Nine Mile Ride.		
Town	Crowthorne	County	Berkshire
Postcode	RG40 3GZ	Phone number	02380 820110
Website	www.romanssurveyors.com	Fax number	02380 820119
Email	surveyors@romans.co.uk		
Property address	Sidings (Formerly known as The Reckless Engineer), Temple Gate, Bristol, BS1 6PL.		
Client's name	Star Pubs & Bars	Date this report was produced	3rd June 2020

E. Declaration of document publication.

E2. Document Publication declaration.

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

Actioned by: Jonathan Ranson HND BSc(Hons) MRICS MSc(CHE)
MFPWS

Signature:

