

Schedule of Condition



Property Address:	Millstone, 71 Mill Lane, Newton Le Willows, WA12 8BG		
Property Reference Number:	2302172101		
Document Reference:	LS/kmc	Rev.	
Survey Date:	23 rd April 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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.



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C. Preliminaries

Name of company completing the schedule of condition

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Date of site visit

23rd April 2021

Date of issue

29th April 2021



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D. Property Details

Summary of Construction:

Detached two storey building with rear two storey and single storey extensions. Main building is of traditional construction with painted rough render finishes set beneath a pitched roof overlaid in slate. Rainwater goods a mixture of lead lined troughs, cast iron and PVC fittings. All windows and doors are of timber specification except one uPVC double glazed replacement window to the rear commercial kitchen. Rear single storey buildings set beneath a mixture of pitched and flat roofs overlaid in concrete tiles, felt and asphalt.

Demise incorporates forecourt, car park, left hand seating area and rear raised beer garden. Boundaries to the site should be clarified as we understand part of the car park is held under separate ownership.

Accommodation:

Ground floor accommodation; front entrance lobby, open plan bars with right hand servery, ladies' and gent's toilets and rear commercial kitchen.

Basement; front drinks mixer area and rear cooled area with drop within rear recess.

Upper floor accommodation; second floor ensuite bedroom with changing room, two first floor bedrooms, central landing area with living room, office, bathroom and kitchen off.



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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 fine.

The inspection was undertaken at a time when restrictions imposed by Government were in place during the COVID 19 pandemic. Following initial closure on 23rd March 2020, public houses had been allowed to reopen on the 4th of July 2020, subject to strict social distancing guidelines. Further regional restrictions were introduced on an ad hoc basis from September 2020 before a second lockdown began on the 5th November, initially scheduled to last for 4 weeks. The subject premises were closed 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

E. Survey Methodology

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.

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.

Large trees and bushes that are located within the site will require ongoing inspection, management and maintenance particularly when adjacent to buildings, boundaries, boundary walls and fences.

Limited access only was available to the various boundaries around the site due to the premises being located adjacent to private property and due to the presence of various overgrown grasses, foliage, trees and bushes around and within the site.



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4. Condition

Condition Rating	Definition
3 - Good Condition	Reported elements had no apparent defects being clean and well maintained. Element is likely to offer a long serviceable life.
2 - Satisfactory Condition	Reported elements presented in a serviceable condition with some wear and tear or minor damage but not requiring immediate attention.
1 - Poor Condition	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
1	INTERNAL					
1.0	GROUND FLOOR		Photos 1-39			
1.1	Ground floor accommodation; front entrance lobby					
1.1.1	Ceilings	Timber panelled around exposed rafters to pitched roof over.	2			
1.1.2	Walls	Timber panelled up to dado height with painted plaster above.	2			
1.1.3	Floors	Solid overlaid in coco matting.	2 Coco matting heavily worn.			
1.1.4	Windows	2 x fixed timber casement windows.	2			
1.1.5	Doors	Internal timber framed and glazed door incorporating closer.	1-2 Door ill-fitting. Isolated damage to allow closer to fit.			
1.2	Ground floor accommodation; open plan bar areas					
1.2.1	Ceilings	Painted skimmed plaster with boxed beams. Ceiling has been lowered at some stage in the past.	2			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.2.2	Walls	Largely timber panelled up to dado height with painted plaster above. Painted plaster taken from floor to skirt height to some areas.	1-2 Isolated high moisture readings recorded to wall surfaces; to right of entrance lobby to front wall and projecting section of wall adjacent, to wall adjacent door to commercial kitchen, wall within servery area, limited inspection to some areas due to amount of stored materials in place at time of inspection.			
1.2.3	Floors	Suspended overlaid in vinyl and tiles with carpeted surfaces to rear right.	2 Floor generally level. Deterioration to floor coverings particularly to low grade carpet and also to vinyl where joints opening up and where incomplete following removal of fittings.			
1.2.4	Radiator	Steel panel radiator.	2 Secure. Untested.			
1.2.5	Staircase	Timber staircase overlaid in carpet with handrail, balusters and newel posts adjacent. Giving access to private accommodation directly from public bar areas.	2 Found to be easy to ascend and descend.			
1.2.6	Door	Undersized timber panelled door giving access to basement areas.	2			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.3	Ground floor accommodation; right hand servery					
1.3.1	Counter	Painted timber panelling to front with tubular metal footrest affixed to floor adjacent. Timber leaning rail and timber counter top. Opening to rear.	2 Wear and tear to surfaces.			
1.3.2	Inner shelving	Timber framed with formica shelving and sections of shelving replaced with domestic quality worktop.	1-2 Deterioration to some sections of shelving particularly beneath front section of counter.			
1.3.3	Back bar fittings	Domestic quality counter over recesses where bottle cooler units located.	2			
1.3.4	Fixed cupboarding	Fixed cupboarding to rear of servery with double cupboard doors and knob handles.	2			
1.3.5	Floor	Solid overlaid in Altro.	2			
1.4	Ground floor accommodation; gent's toilets					
1.4.1	Ceilings	Skimmed plaster.	2 Some hairline cracking.			
1.4.2	Walls	Painted plaster within lobby area. Tiles up to approximately 1 metre in height within the main toilet area with painted artex above.	2			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.4.3	Floors	Solid overlaid in tiles.	1-2 Isolated damage to tiles around inspection chamber cover. Tiles dated.			
1.4.4	Doors	Timber framed and part glazed outer and intermediate doors incorporating closers.	2			
1.4.5	Doors 2	Flush faced timber cubicle door.	1-2 Locking mechanism incomplete.			
1.4.6	Radiator	Steel panel radiator.	2 Secure. Untested.			
1.4.7	Sanitaryware	Pedestal wash hand basin, low flush w.c. and ceramic urinal with overhead cistern.	1-2 Untested. Grouting to urinal worn and incomplete.			
1.5	Ground floor accommodation; ladies' toilet					
1.5.1	Ceilings	As per gent's toilet.	2 Missing light fitting within lobby area.			
1.5.2	Walls	As per gent's toilet with different style of artex over tiling and in main toilet area.	2 Deterioration to decorations around rear window reveals.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.5.3	Floors	Solid overlaid in low grade carpet to main area and tiles to cubicles (carpet likely to have been laid directly over tiles to main area).	2			
1.5.4	Doors	Outer and intermediate doors as per gent's toilet.	2			
1.5.5	Doors 2	2 x cubicle doors as per gent's toilets.	2			
1.5.6	Sanitaryware	2 x low flush w.c.s and contemporary wash basin with mixer tap set in vanity unit.	2			
1.5.7	Radiator	Steel panel radiator.	1-2 Corrosion developing.			
1.6	Ground floor accommodation; commercial kitchen					
1.6.1	Ceilings	Skimmed plaster.	2 Isolated hairline cracks and damage where previous fittings have been removed.			
1.6.2	Walls	Tiled from floor to ceiling height within main cooking area with stainless steel sheeting around extract. Painted plaster from floor to ceiling height to front section of room.	1-2 Isolated damage to tiles particularly where fixtures and fittings have been removed in the past.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.6.3	Floors	Solid overlaid in Altro with step up from bar areas.	2 Level. Altro damaged, incomplete and previously repaired in non-matching materials.			
1.6.4	Kitchen 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.	2			
2.0	BASEMENT		Photos 40-48			
2.1	Cellar areas					
2.1.1	Staircase	Open stepped timber staircase with attached handrail giving access from ground floor lobby area.	2 Found to be easy to ascend and descend. decorations heavily worn.			
2.1.2	Ceiling	Boarded ceilings throughout.	2 See F.R.A.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.1.3	Walls	Solid masonry walls with paint finish applied throughout.	1-2 Some wear and tear particularly around delivery areas. Significant deterioration to decorations and efflorescence and growth noted.			
2.1.4	Floor	Solid concrete floor with drainage channel carved within. Raised stillage to left hand side of main beer cellar and front and left to front drinks mixer area.	1-2 Impact damage particularly around drop. Deterioration to unused section of stillage within front cellar area.			
2.1.5	Door	Timber framed and glazed door giving access between two cellar areas.	2 Deterioration at low level but generally adequate for purposes.			
2.1.6	Cooler unit	Affixed to rear wall within rear part of cellar.	2 Not in use at time of inspection. Untested.			
2.1.7	Drop	Metal covers over drop and boarding affixed to wall surfaces within recess.	1 Significant corrosion to covers over drop. Impact damage within recess and to floor within recess. Considered normal. Ongoing maintenance will be required.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.0	UPPER FLOOR ACCOMMODATION		Photos 49-81			
3.1	Second floor accommodation					
3.1.1	Ceilings	Skimmed plaster board incorporating boxed beams.	2			
3.1.2	Walls	Skimmed plaster board including forming walls to eaves. Finished in paintwork or embossed paper with paint finish. Tiles within right hand ensuite.	1-2 Damp penetration affecting left hand wall within main bedroom.			
3.1.3	Floors	Suspended timber overlaid in carpet with vinyl to ensuite.	2 Carpet worn. Floor level.			
3.1.4	Doors	Timber panelled door giving access from staircase and also between master bedroom and changing room.	2			
3.1.5	Doors 2	Flush faced door within front wall giving access to front eaves.	2			
3.1.6	Radiator	Steel panel radiator.	2 Secure. Untested.			
3.1.7	Sanitaryware	Low flush w.c., wall mounted wash basin with unit beneath and walk-in shower unit within right hand ensuite.	2 Untested. Handle missing to unit beneath wash basin (assume this is a fixture and fitting rather than part of the freehold).			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.2	First floor accommodation					
3.2.1	Kitchen fittings	Domestic quality kitchen fittings comprising base units with worktop over incorporating stainless steel sink and a half with mixer tap. No built in appliances.	1-2 Worktop loose and poorly sealed to perimeter.			
3.2.2	Staircase	Timber staircase with handrail and balusters surrounding giving access from commercial kitchen directly into private kitchen.	2 Steep, easy to access.			
3.2.3	Ceilings	Skimmed plaster board with paint finish.	2			
3.2.4	Walls	Skimmed plaster board with paint finish with tiled splashback within kitchen area. Tiled from floor to ceiling height within bathroom area.	2			
3.2.5	Floor	Suspended timber overlaid in vinyl, laminate etc. Steps between levels.	1-2 Weakness noted within kitchen.			
3.2.6	Feature fireplace	Within rear right hand living room with mantelpiece and tiled surround.	2 Fitting untested.			
3.2.7	Bathroom fittings	Shaped corner bath with shower unit over, pedestal wash hand basin and low flush w.c.	2 Untested.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.2.8	Doors	Timber panelled doors.	2			
3.2.9	Radiator	Steel panel radiator.	2 Secure. Untested.			
3.2.10	Fixed cupboarding	Fixed cupboarding within front two bedrooms.	2			
4	EXTERNAL					
4.0	Main building		Photos 128-159			
4.1	Main building; main two storey building					
4.1.1	Chimney	Rendered stack through left hand gable elevation. Capped. Lead flashing to base.	2			
4.1.2	Rainwater goods	Cast iron hopper and downpipe collecting water from front gutter and dispensing to left hand elevation.	2 Evidence of possible previous non-matching repair to bottom section of downpipe. Longstanding and downpipe painted to match remainder. No remedial works considered necessary at the present time.			
4.1.3	Rainwater goods 2	PVC gutter dispensing to cast iron downpipe and adjacent hopper at low level to rear elevation of main building.	2 Currently altered to dispense into a water butt.			
4.1.4	Rainwater goods 3	Lead lined gutter to front elevation of main building.	2			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.1.5	Soil and vent pipe	PVC soil and vent pipe to rear left hand corner. Cowl fitted.	2			
4.1.6	Door	Flush faced timber door within left hand elevation with glazed screen over.	2 Deterioration beginning to develop at low level.			
4.1.7	Windows	Timber framed windows.	2 No significant rot noted.			
4.1.8	Walls	Painted rough render finishes to all elevations.	2 Some decorations flaking particularly to low level skirt.			
4.2	Main building; front entrance lobby					
4.2.1	Roof	Pitched roof overlaid in slate.	1-2 Isolated damaged and missing slates. Ridge pointing incomplete.			
4.2.2	External joinery	Timbers forming soffits, fascias, barge boards.	1-2 Deterioration to panelling around carriage light.			
4.2.3	Doors	Double flush faced timber doors with decorative beading.	1-2 Some deterioration at ground floor level previously repaired. Outer sections beginning to warp.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.2.4	Walls	Painted rough render to match main building with painted brickwork beneath drip edge.	2 Decorations flaking.			
4.2.5	Windows	Timber framed windows as described internally.	1-2 Damaged sections of beading particularly to right hand window.			
4.3	Main building; right hand two storey projection					
4.3.1	Roof	Pitched roof overlaid in slate.	1-2 Isolated damaged slates.			
4.3.2	Roof 2	Lean to roof over rear single storey projection. Overlaid in concrete tiles.	2			
4.3.3	Rainwater goods	PVC rainwater goods affixed to timber soffits and fascias.	2			
4.3.4	Rainwater goods 2	PVC rainwater goods affixed to timber fascias to rear single storey projection.	2			
4.3.5	Walls	Painted rough render finishes with painted brickwork beneath drip edge.	2 Deterioration to decorations at low level.			
4.3.6	Extract vent	Vent cover within right hand elevation of rear single storey projection.	1-2 Sections incomplete.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.3.7	Windows	Timber framed windows.	2			
4.3.8	Windows 2	1 x uPVC double glazed replacement window to commercial kitchen.	2			
4.4	Main building; rear entrance lobby					
4.4.1	General	Flat roof overlaid in asphalt with felt edges. PVC rainwater goods affixed to timber fascia. Flush faced timber door set within brick facing rear elevation with paint finish.	2			
4.5	Rear left hand single storey flat roofed extension					
4.5.1	Roof	Solid base overlaid in asphalt. Metal trim to perimeter.	2 Some moss growth particularly to edge of roof.			
4.5.2	External joinery	Timber fascias to perimeter of roof with outlet through right hand section.	1-2 Isolated deterioration to fascia.			
4.5.3	Windows	Timber framed windows. Rear windows have panelling over sections.	2 Adequate for purposes. Panelling providing privacy to public toilets rather than masking damaged glazing.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.5.4	Walls	Painted brick facing elevations.	2 Isolated impact damage to rear corners at low level.			
4.5.5	Rainwater goods	Cast iron hoppers and downpipes dispensing water from flat roof.	2			
5.0	SITE		Photos 82-127			
5.1	Forecourt					
5.1.1	Timber posts	Timber posts forming front and right hand boundary to flagged forecourt.	1 Incomplete and damaged where remaining.			
5.1.2	Flags	Flagged surfaces forming forecourt area.	1-2 Generally level but heavily overgrown with moss and some sections of pointing between flags weathered.			
5.1.3	Signage	Timber column incorporating metal swinging signage.	1-2 Weathered to surfaces.			
5.2	Right hand and rear car park					
5.2.1	Walls	Brick built walls incorporating planted sections either side of entrance into car park.	1 Significant lean to right hand wall surfaces where planted sections are located. Cracked also noted to left hand section of wall but no significant displacement.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.2.2	Tarmac	Tarmac surfaces with thermoplastic line markings.	1-2 Thermoplastic line markings worn but still noticeable. Limited inspection to rear left hand section of car park where portacabin and building materials are located. Moss growth to surfaces.			
5.2.3	Verge	Planted verge forming surround to right and rear of car park. Incorporating sections of crazy paving, flagged surfaces used as retaining areas and with brick built wall beyond.	2 Evidence of some previous movement to planted verges. No evidence of significant or ongoing movement.			
5.2.4	Kerb	Concrete kerb edges adjacent right hand elevations of main building with gravel surfaces between elevations and the kerb.	2			
5.2.5	Path	Concrete path with step from car park giving access into rear of premises.	2			
5.3	Rear beer garden					
5.3.1	Boundary	Gravel board and timber fence inserts forming front boundary. Timber panelled gate giving access from concrete steps leading from car park.	1-2 Isolated deterioration to timbers particularly to gate and to left hand end.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.3.2	Flags	Flagged steps and area directly adjacent steps with lawn.	1-2 Overgrown and slight unevenness.			
5.3.3	Lawn	Grassed areas with steep bank to rear.	2 Well maintained.			
5.3.4	Rear boundary	Timber boundary fence to rear and left.	2 Well maintained.			
5.3.5	Enclosure	Timber framed enclosure to right hand side of bank.	1 Generally in poor condition. To be removed.			
5.3.6	Decking	Timber decking accessible via flagged steps from lawn. Brick retaining wall to right hand perimeter.	1 Significant damage noted to numerous sections of decking. Other areas of decking unseen due to loose sections of Astro turf in place. Damage to retaining wall particularly to header bricks and loose and damaged flags forming steps giving access to this area.			
5.4	Rear left hand delivery area					
5.4.1	Gates	Wrought iron gates and posts.	1-2 Corrosion noted.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.4.2	Wall	Left hand boundary wall in brick extending to former left hand boundary to front left hand sitting out area.	1 Uneven, incomplete and damaged.			
5.4.3	Tarmac	Tarmac surfaces around beer delivery.	1-2 Heavy wear. Limited inspection due to amount of stored materials within this area at the time of our inspection. Wear and tear considered normal for this area. Significant corrosion noted to covers over cellar drop as detailed internally.			
5.5	Left hand sitting out area					
5.5.1	Wall	Front brick build boundary wall with wrought iron fencing set atop.	1-2 Deterioration to brickwork and decorations to brickwork.			
5.5.2	Wall 2	Left hand boundary wall as detailed under previous heading.	1			
5.5.3	Decking	Decked surfaces to front part of yard.	1 Significant deterioration noted.			
5.5.4	Flags	Level flagged surfaces with steps from public bar areas.	1-2 Number of damaged flags and pointing weathered and incomplete.			

G. Photographs



Photo 001



Photo 002



Photo 003



Photo 004

G. Photographs



Photo 005



Photo 007



Photo 006



Photo 008

G. Photographs



Photo 009



Photo 011



Photo 010



Photo 012

G. Photographs



Photo 013



Photo 014



Photo 015

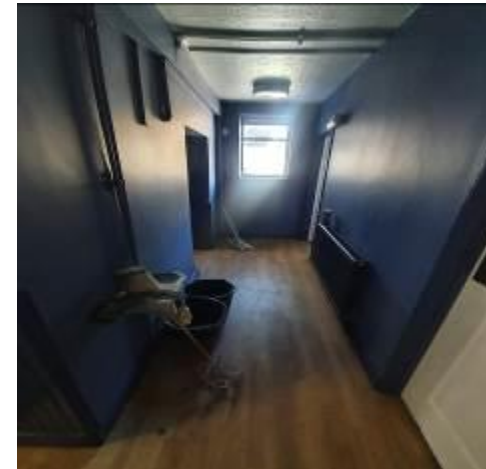


Photo 016

G. Photographs



Photo 017



Photo 019



Photo 018



Photo 020

G. Photographs



Photo 021



Photo 023



Photo 022



Photo 024

G. Photographs



Photo 025



Photo 027



Photo 026



Photo 028

G. Photographs



Photo 029



Photo 031



Photo 030



Photo 032

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Photo 033



Photo 035



Photo 034



Photo 036

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Photo 037



Photo 039



Photo 038



Photo 040

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Photo 041



Photo 043



Photo 042



Photo 044

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Photo 045



Photo 047



Photo 046



Photo 048

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Photo 049



Photo 051



Photo 050



Photo 052

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Photo 053



Photo 055



Photo 054

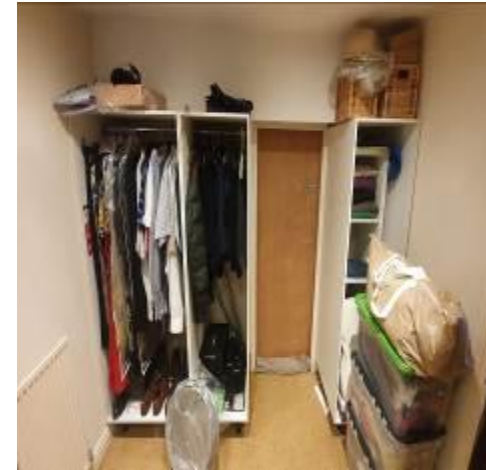


Photo 056

G. Photographs



Photo 057



Photo 059



Photo 058

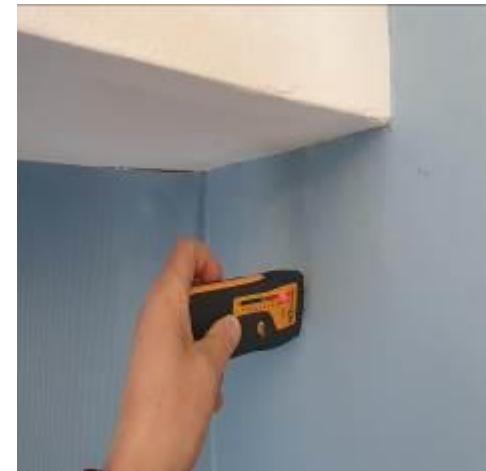


Photo 060

G. Photographs



Photo 061



Photo 063



Photo 062



Photo 064

G. Photographs



Photo 065



Photo 067



Photo 066

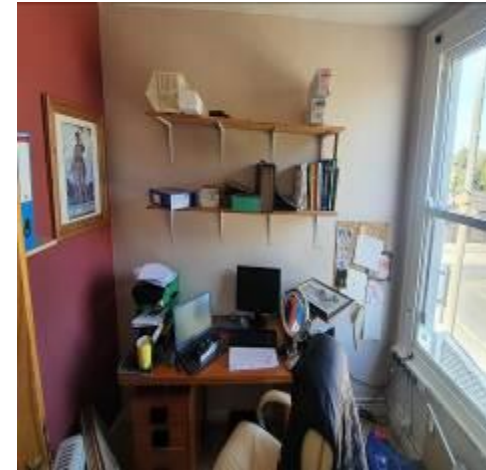


Photo 068

G. Photographs



Photo 069



Photo 071

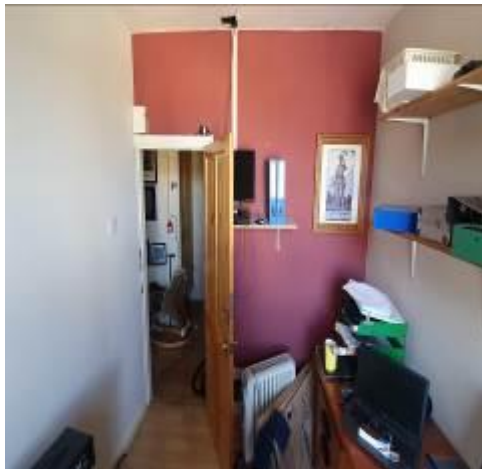


Photo 070



Photo 072

G. Photographs



Photo 073

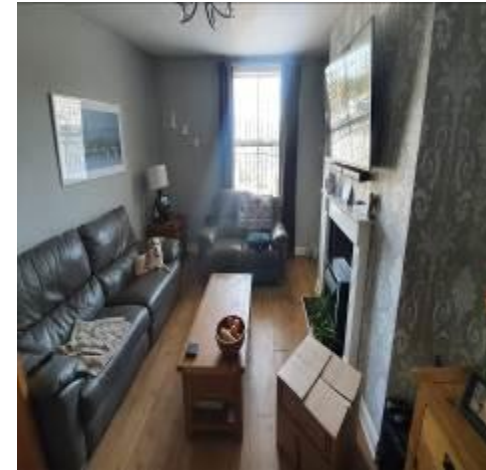


Photo 075



Photo 074



Photo 076

G. Photographs



Photo 077



Photo 079

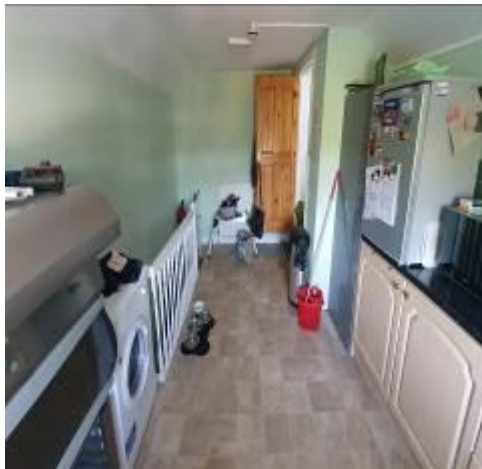


Photo 078



Photo 080

G. Photographs



Photo 081



Photo 083



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Photo 107



Photo 106



Photo 108

G. Photographs



Photo 109



Photo 111

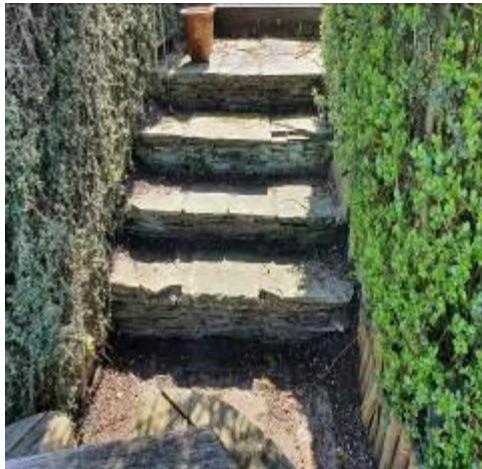


Photo 110



Photo 112

G. Photographs



Photo 113



Photo 115



Photo 114



Photo 116

G. Photographs



Photo 117



Photo 119



Photo 118



Photo 120

G. Photographs



Photo 121



Photo 123



Photo 122



Photo 124

G. Photographs



Photo 125



Photo 127



Photo 126



Photo 128

G. Photographs



Photo 129



Photo 131



Photo 130



Photo 132

G. Photographs



Photo 133



Photo 134



Photo 135



Photo 136

G. Photographs



Photo 137



Photo 139



Photo 138



Photo 140

G. Photographs



Photo 141



Photo 143



Photo 142



Photo 144

G. Photographs



Photo 145



Photo 147



Photo 146



Photo 148

G. Photographs



Photo 149



Photo 151



Photo 150



Photo 152

G. Photographs



Photo 153



Photo 155



Photo 154



Photo 156

G. Photographs



Photo 157



Photo 159



Photo 158

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

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Client's name Star Pubs & Bars

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Property Address: Millstone, 71 Mill Lane, Newton Le Willows, WA12 8BG



H. Declaration of document publication

H2. Amended document Publication declaration

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



Property Address: Millstone, 71 Mill Lane, Newton Le Willows, WA12 8BG

