

Schedule of Condition



Property Address:	Damm 27, 25-29 Causewayside, Edinburgh, EH9 1QF		
Property Reference Number:	2302333101		
Document Reference:	LS/kmc	Rev.	
Survey Date:	15 th September 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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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B. Contents

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C. Preliminaries

Name of company completing the schedule of condition

Brownill Vickers
Chartered Surveyors, Valuers & Property Agents
82 Queen Street, Sheffield, S1 2DW.
Tel: 0114 290 3306
www.brownillvickers.com

Name of Surveyor who completed the schedule

Mr Lee Sidebottom BSc (Hons) MRICS
RICS Registered Valuer
Director
Tel: 0114 290 3306
Mob: 07775 792 371
e: lee.sidebottom@brownillvickers.com

Date of site visit

15th September 2021

Date of issue

17th September 2021



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D. Property Details

Summary of Construction:

The property comprises a ground floor public house in a four-storey block to the centre of a parade. No access to any rear elevation to the premises. The frontage to the subject property is all formed in timber with glazing to windows. The building of which the subject demise forms a small part of has rough render finishes to the front facing elevation which is set beneath a pitched roof overlaid in slate. The roofs incorporate dormer projections with sash windows at first, second and dormer level. Rainwater goods are in cast iron.

Accommodation:

Two front entrance lobbies to open plan bar areas with servery to the rear. Ladies', gent's and disabled toilets are accessible via a lobby to the rear left hand part of the accommodation. The commercial kitchen is accessible off the main bar to the rear right hand part of the accommodation. Within the central bar areas to the front is a door giving access to the floor hatch. This in turn gives access to the basement cellar areas comprising right hand delivery storage, front left hand main beer cellar and rear further storage areas.



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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.

The weather at the time of our inspection was fine.

The subject premises were open 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 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.



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E. Survey Methodology

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.

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 element 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.



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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 1-29			
1.1	Ground floor accommodation; front left hand entrance lobby					
1.1.1	Ceiling	Timber panelled incorporating decorative beading.	2			
1.1.2	Walls	Timber and painted boarding.	2			
1.1.3	Floor	Solid overlaid in ribbed carpet.	2			
1.1.4	Doors	External timber panelled double doors.	2			
1.1.5	Doors 2	Internal reclaimed timber door incorporating glazing and furniture.	2			
1.1.6	Window	Internal timber window with numerous differing sections of opaque and clear glazing.	2			
1.2	Ground floor accommodation; front right hand entrance lobby					
1.2.1	Ceiling	Painted plaster board.	2			
1.2.2	Walls	Exposed masonry and painted boards.	2			
1.2.3	Floor	Solid floor overlaid in ribbed carpet.	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
1.2.4	Door	External bi-folding timber panelled door and surround.	2 Untested.			
1.2.5	Doors 2	Internal double door as per front left hand entrance lobby.	2			
1.2.6	Window	Internal window as per front left hand entrance lobby.	2			
1.3	Ground floor accommodation; open plan bar areas					
1.3.1	Ceiling	Painted skimmed plaster board incorporating lowered sections of boxed beams.	2			
1.3.2	Walls	Exposed masonry, timber panelling and painted skimmed plaster board. Glazed ceramic tiles around door to public toilets.	2 to 3 Sections of exposed masonry purposefully unfinished.			
1.3.3	Floor	Solid and suspended floor overlaid in unfinished parquet timber flooring.	2			
1.3.4	Radiators	Retro cast iron radiators affixed to floor surfaces.	2			
1.3.5	Windows	Timber framed front facing windows x 4.	2			
1.3.6	Door	Central door giving access to cellar access as per doors to entrance lobbies.	2			

F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.4	Ground floor accommodation; cellar access area					
1.4.1	General	Unfinished plaster board ceiling and wall surfaces, boarded floor incorporating access hatch and front facing window with obscure glazing set within.	1 to 2 Unfinished but adequate for purposes.			
1.5	Ground floor accommodation; servery					
1.5.1	Counter	Varnished timber countertop with timber panelled frontage incorporating downlighting, opening to left hand side incorporating small flap.	2			
1.5.2	Back bar fittings	Back bar counter incorporating glass shelving with tiled and mirrored back finishes incorporating formica under-shelving. To compliment front bar counter.	2			
1.5.3	Bar fittings	Under-counter in formica with timber edges and incorporating stainless steel wash basin and sink.	2			
1.6	Ground floor accommodation; ladies' toilets					
1.6.1	Ceiling	Skimmed plaster board incorporating recess light fittings.	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
1.6.2	Walls	Plaster finishes with decorative paper, painted lining paper or timber panelling provided. Tiles around splashback.	2			
1.6.3	Floor	Suspended floor overlaid in patterned tiles.	2			
1.6.4	Window	Rear facing timber windows x 2 incorporating opaque stickers to glazed sections.	2			
1.6.5	Doors	Outer door and two cubicle doors in flush faced timber. Further undersized cupboard door.	2			
1.6.6	Sanitary ware	2 x wash basins with mixer taps set within timber worktop and vanity unit, 2 x low flush w.c.s with boxed cisterns.	2 Untested.			
1.6.7	Radiator	Steel panel radiator affixed to front wall.	2			
1.7	Ground floor accommodation; gent's toilet					
1.7.1	Ceiling	As per ladies.	2			
1.7.2	Walls	Tiled around sanitary fittings, timber panelling at low level within cubicle and elsewhere painted lining paper to plaster board wall surfaces.	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
1.7.3	Floor	Suspended overlaid in tiles.	2			
1.7.4	Doors	Undersized cubicle door with locking mechanism and outer door as per ladies.	2			
1.7.5	Sanitary ware	Low flush w.c., 3 x bean urinals with wall affixed cistern over and 2 x wall mounted wash basins.	2 Secure and operable when tested.			
1.7.6	Radiator	As per ladies.	2			
1.8	Ground floor accommodation; accessible toilet					
1.8.1	General	Ceiling and walls finished in painted skimmed plaster board, suspended floor overlaid in Altro, oversized flush faced timber door with attachments, sanitary ware comprising low flush w.c. and wall mounted wash basin with mixer tap, radiator affixed to left hand wall as per ladies and gents.	2			
1.9	Ground floor accommodation; lobby to public toilets					
1.9.1	General	Skimmed plaster board ceiling and wall surfaces, suspended floor overlaid in parquet flooring a continuation of the bar areas accessible via a timber frame reclaimed door as per the front entrance lobby.	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
1.10	Ground floor accommodation; commercial kitchen					
1.10.1	Ceiling	Skimmed plaster board ceiling incorporating sections of PVC panelling and extractor hood to rear part of room.	2			
1.10.2	Walls	PVC panelled from floor to ceiling height throughout the stainless steel sheeting around the cooking area.	2			
1.10.3	Floor	Solid floor overlaid in Altro.	2			
1.10.4	Door	Reclaimed door incorporating furniture as per doors to front entrance lobbies.	2			
1.10.5	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			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.0	BASEMENT		Photos 30-47			
2.1	Cellar areas					
2.1.1	Ceiling	Suspended timber floor to right hand side with replacement sections provided to front part of the accommodation. Suspended concrete floor forms the ceiling over the rear left hand part of the accommodation (limited inspection).	2 Defects evident. Limited inspection to edges.			
2.1.2	Walls	Solid walls largely with paint finish provided.	2 Some impact damage evident. Significant deterioration noted. Some deterioration around drop area and metal protective pad provided to right hand wall.			
2.1.3	Floor	Solid concrete floor with screed finish provided. Sections incorporate gulley.	2 Wear and tear but no significant deterioration except to bottom of drop.			
2.1.4	Cooler unit	Set to rear wall within front beer cellar area.	2 In use of timber of inspection. Untested.			
2.1.5	Shelving	Fixed shelving within front beer cellar area.	1 Crudely formed and impact damaged.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.1.6	Doors	Flush faced timber doors and surrounding screen dividing front beer cellar area from delivery area.	1 to 2 Damage to door.			
2.1.7	Drop	Timber steeply sited steps with metal edges to runners.	1 to 2 Impact damaged but serviceable.			
2.1.8	Doors 2	Timber panelled door to central store area.	1 Ill fitting.			
2.1.9	Doors 3	Flush faced door (locked) to central storage area. Appears adequate for purposes.	2			
2.1.10	Pipework	Cast iron pipework to rear left hand part of room.	1 Evidence of corrosion to sections. No evidence of any significant leakage at time of inspection.			
3.0	EXTERNAL					
3.1	Main building		Photos 48-52			
3.1.1	General	Timber framed frontage incorporating four windows, two pairs of double doors and access for beer delivery. Projecting canopy over incorporating two downlights and lead flashing to pebble dash rendered elevation to building above.	2 to 3			

G. Photographs



Photo 001



Photo 003



Photo 002



Photo 004

G. Photographs



Photo 005

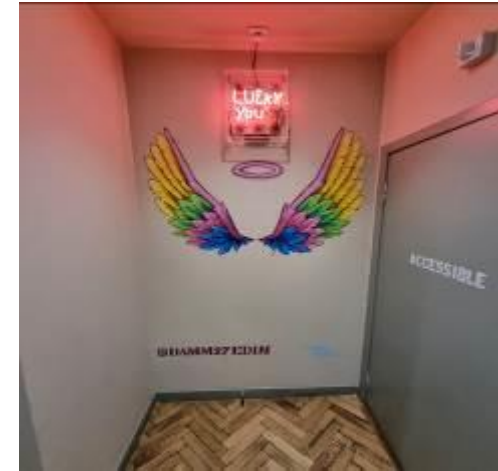


Photo 007



Photo 006



Photo 008

G. Photographs



Photo 013



Photo 015



Photo 014



Photo 016

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Photo 017



Photo 019



Photo 018



Photo 020



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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

G. Photographs



Photo 033



Photo 035



Photo 034



Photo 036

G. Photographs



Photo 037



Photo 039



Photo 038



Photo 040

G. Photographs



Photo 041



Photo 043



Photo 042



Photo 044

G. Photographs



Photo 045



Photo 047



Photo 046



Photo 048

G. Photographs



Photo 049



Photo 051



Photo 050



Photo 052

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

Company	Brownill Vickers Limited		
Address	82 Queen Street		
Town	Sheffield	County	South Yorkshire
Postcode	S1 2DW	Phone number	0114290 3306
Website	www.brownillvickers.com	Fax number	0114 275 4971
Email	lee.sidebottom@brownillvickers.com		
Property address	Damm 27, 25-29 Causewayside, Edinburgh, EH9 1QF		
Client's name	Star Pubs & Bars	Date this report Was produced	16 th September 2021



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H. Declaration of document publication

H2. Amended document Publication declaration

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



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