

SUPPLEMENTARY INFORMATION DOCUMENT

As at **12 Jul 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 and within the Star Pubs & Bars Code of Practice, provides all information that the Pubs Code Regulations require.

Pub Name	Bute Arms Rowlands Gill
Pub Address	High Spen, N/A, Tyne And Wear, NE39 2BD

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.

The only commercial change i am aware of for this site is additional housing in the local area which is positive as it means more residents moving to the area improving population and head count.

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).

No known licensing restrictions other than the car parking to the front which is limited in terms of space and a possible change of use for additional external seating may not be possible. This would need to be discussed further with the Local authorities.