

Supplementary Information Document

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 Blacksmiths Loughborough
Pub Address 47 Wards End, Leicestershire, Loughborough, LE11 3HB

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?

Date	Name of Public Authority	Description of Enforcement Action	Comments
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A

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.

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).

Building Type/Local Area: N/A

5 Rent Index

Some of our agreements are subject to annual rent increases in line with the published Retail Price Index (RPI). If that is the case we will make applicants aware of this during the recruitment process and clearly show it in the Heads of Terms document. The table below shows an example of the impact that an annual RPI index will have on the rent for this pub

Index Name	Retail Price Index			
When applied	Annually			
Upwards only or Upwards and Downwards	Please Select			
Quoted Rent	<i>£19,250</i>			
Year 1	Year 2	Year 3	Year 4	
£19,808.25	£20,303.46	£20,486.19	£20,752.51	