

PROPERTY REPORT

OF

Public House, Bedfordshire LU1



FOR

Ms L

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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INTRODUCTION

We have been asked to inspect and prepare a Property Report and Schedule of Condition in Slip End, Bedfordshire LU1

This Property Report is to be read in conjunction with the Schedule of Condition.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey property that has been extended with various single storey extensions, together with alterations and refurbishments internally. The property also has an underground cellar.

It is a corner plot which sits directly onto the pavement on two sides and has a car park to the rear. Surrounding the property is a shop, a village hall and many residential properties.

We believe it was built in the early 1800's, possibly originally earlier. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

SUMMARY OF CONSTRUCTION

MAIN BUILDING

External

Chimneys:	Two brick chimneys
Main Roof:	Main pitched slate roof with several subsidiary slate roofs and three flat roofs; one asphalt covered and two mineral felt covered.
Gutters and Downpipes and Soil and Vent Pipe:	Cast Iron and Plastic
Walls:	Flemish Bond brickwork and painted render
External Joinery:	A mixture of casement windows, sliding sash windows and York/horizontal sliding sash windows with timber fascias and soffits.

Internal

Ceilings:	A mixture of lath and plaster and plasterboard (assumed)
Walls:	Solid and studwork (assumed)
Floors:	<u>Ground Floor:</u> A mixture of a suspended timber floor and concrete (assumed) <u>First Floor:</u> Joist and floorboards (assumed)

Services

We have been advised by that the property has a mains water supply, drainage, electricity and gas.

The above terms are explained in full in the main body of the Report.

We have used the term 'assumed' as we have not opened up the structure.

EXTERNAL PHOTOGRAPHS



Front View



Side Elevation



Rear View



Courtyard



Car Park

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ACCOMMODATION AND FACILITIES

Ground Floor – Trading Area

Front of House

- Two Bars
- Male (slab urinal and one WC) and Female Toilets (two WC's)

Back of House

- Catering Kitchen
- Cellar (underground)

First Floor – Private Living Accommodation

- Two bedrooms, one with a shower
- Walk-through lounge
- Study area (formerly a kitchen)
- Bathroom

Outside Areas

There is a courtyard and a large tarmac car park to the rear of the property.

There is an outside smokers shelter to the rear of the property.

There are no toilets for the less able / disabled.

REPORT FORMAT AND INFORMATION

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

PHOTOGRAPHS



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the Lease.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

MARKET VALUE

We have not been asked to comment upon the market value in this instance. We have not seen copies of the trading figures or the accounts.

EVERY BUSINESS TRANSACTION HAS A RISK

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances.

AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?

It is important to remember that the agents are acting for their client and not the purchaser. We, as your employed Independent Chartered Surveyor, represent your interests only.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement, as agreed to and signed by you. If you have not seen and signed a copy of our terms of engagement please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible - just phone us.

EXECUTIVE SUMMARY

Summaries are dangerous as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 200 photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the lease (or indeed commit to purchasing the lease), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

When purchasing the lease on a public house we believe there are three elements you need to consider, these are:

The Business

Only you can decide upon the true potential of the business and its value to you; although we do recommend taking independent advice on the value of the business and property.

The Lease

The quality of the lease needs to be discussed with your Legal Advisor and understood. You need to understand your rights, responsibilities and liabilities when you sign for a lease of this nature. We ask that your Legal Advisor brings any onerous or unusual clauses to our attention immediately. We have assumed for the purposes of this Report that this is a standard full repairing and insuring Lease (the Lease has not been seen).

The Property

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There are many aspects to look at property-wise, both from its condition at the moment, to its condition in relation to the lease (or in this case a standard full repairing and insuring lease, as we have not seen the one specifically relating to this property).

You are currently reading the Property Report which is intended to advise you on the property element of the purchase. We will also provide you with a Schedule of Condition, which will enable you to agree with the Landlord the condition of the property when you start to lease it.

Generally we found the public house in below average condition; there are several specific issues that you will need to come to agreement on before we would recommend a lease is taken / which need to be resolved.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to allow you to clarify and focus on exactly what the issues are.

The Good

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

- We are aware, in years gone by, that this pub had a very good reputation when it was run by Brian Milligan.
- It has two relatively good sized bars.
- It has good sized car parking, albeit that it is not lined.

The Bad

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1) The Chimneys

The chimneys are allowing dampness in. You will need to carry out work to the chimneys to stop the dampness.



Crack to main chimney



Dampness visible within the roof space of the chimneys

ACTION REQUIRED: General repointing and repair to the render and checking the flashings.

ANTICIPATED COST: In the region of £1,000 to £2,000 as scaffolding is likely to be required. Quotations should be obtained.

2) **Roof Leaks**

There are various roof leaks throughout the property.

Pitched Roof

We noted dampness coming in to the pitched roof. This could also be condensation; we noted tingle repairs to the slates.



Dampness found within the roof structure.



Repairs with lead tingles



More repairs with lead tingles

Lead Tingles or Lead Slaps Defined

These are strips of lead usually about 25mm wide which are used to secure slates where they have slipped.

Flat Roofs

There are three main flat roofs to the property; one over the kitchen area, one over the toilet area and a flat roof that joins the two together to the rear of the property. Various repairs to the roofs have been carried out over the years.

Asphalt Roof – Kitchen

This roof has had various patch repairs, including the repairs shown in the adjoining picture and also Flashband repairs, which is like a sticky backed layer.

ACTION REQUIRED: All the roofs now need to be looked at and repaired properly by adding lead flashing to them.



Flashband repair

Mineral Felt Roof over the Toilet Block

The pen indicates one of the many blisters on the flat roof. There is also cracking around the felt flashing that needs to be replaced with lead. Also, there is moss on the roof, indicating that the roof is flat in areas, and water is sitting on it.



Blisters within the flat roof

The Joining Flat Roof

The moss indicates that the roof is flat, with water possibly discharging into the adjoining roof and the upstand is starting to deteriorate.



Moss sitting on the roof

Flat Roofs Too Flat

One of the contributory factors to the problems with the flat roofs is that they are too flat (please see our comments in the last section and the appropriate photographs).

ACTION REQUIRED: A fall needs to be added to each of the roofs. We would also recommend insulation, ideally insulation cut to falls. This would also help reduce the condensation in the property.

Roof Window/Roof Light

There is a roof light to the rear of the corner bar. We are advised that this leaks, although at the time as it was not raining we could not establish how. Often we find it is the flashings that leak. In this case there is also a crack in the unit too.



ACTION REQUIRED: Repair / replace unit as necessary.

ANTICIPATED COSTS: In the region of £10,000 to £30,000. Quotations are required. It does depend upon the extent of the work.

3) Plastic Gutters Leaking

The plastic gutters are leaking in many areas leading to rainwater discharging down or into the building, for example the front right hand corner (to the toilet area) and the rear left hand corner (to the kitchen).



Leaking hopper head



Deterioration to the wall

ACTION REQUIRED: Repair, replace guttering and add extra brackets as required. A better alternative to plastic guttering may be aluminium as it has more strength.

ANTICIPATED COST: In the region of £1,000 to £3,000.

4) Asbestos Flue

We noticed an asbestos flue adjacent to the chimney. There could be asbestos elsewhere within the property. Typically leases require a Type II Asbestos Report.



ACTION REQUIRED: Your Legal Adviser needs to confirm if the property owners have an existing asbestos report exits and/or if your lease requires one.

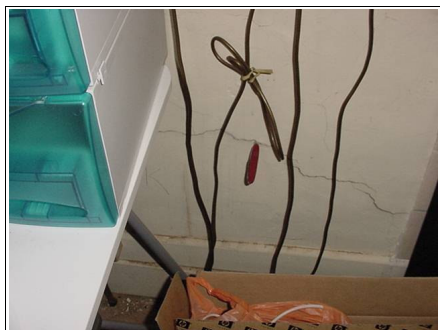
ANTICIPATED COST: This is specialist work and therefore will need a specialist quote. The Local Authority could provide companies that carry out specialist asbestos work.

5) Structural Movement First Floor Office (Old Kitchen)

We believe the property has structural movement. There are cracks visible within the first floor office (old kitchen) which are from structural movement. From a one off inspection it is impossible to confirm if the movement is still progressive. The Building Research establishment recommend, and most insurance companies require, a year's monitoring.



Cracking can also be seen externally on the property



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ACTION REQUIRED: This movement needs to be noted within the terms of your Lease and under no circumstances should the Lease be taken without the property owners being responsible for this.

Please see the Walls Section of the Schedule of Condition.

6) **Bonding Timbers Within the Structure**

Within the property to the corner bedroom, we could see that bonding are present. In years gone it was considered necessary to add timbers within the structure to hold it together. Ironically, these timbers rot and can cause movement within the structure. This may be the cause of the movement that we have identified earlier.



ACTION REQUIRED: The bonding timbers need to be identified within your Lease as a known issue.

7) **Dampness to the Right Hand Side Bar**

At the time of the survey the carpet was saturated near the toilet area and we also found dampness within the wall. From our investigations we believe this may relate to one, or a combination of, the following:-



Dampness coming in through toilet walls

- i) the gutter and downpipe not being connected on the front right hand corner – we would also check the remainder of the gutters and downpipes.



The gutter and downpipe do not marry up

- ii) Felt flashing which was cracking above it.

ACTION REQUIRED:
Replace it with a lead flashing, probably pointed in.



Cracking above the flashing

- iii) Chimney that is allowing dampness in at first floor level, which could be transferring down.



Dampness to chimney

- iv) The pre-formed hollow shower unit could be giving, and in turn, causing the pipework to move and leak water.



Looking under shower unit

- v) There could be an old lead pipe, or old pipework, that is leaking.

ACTION REQUIRED: You need to progress through the various items mentioned and eliminate them.

ANTICIPATED COST: It really is impossible to calculate, as some of the investigation work can be disproportionately expensive. We would estimate costs in the thousands of pounds.

8) Condensation

Condensation was visible to several areas, including the male and female toilets and the boiler room. In all cases this was flat roofed areas. We would recommend insulation is added to this area and the heating improved and the ventilation improved.

In all cases there was a flat roof area above. We would recommend that insulation is added to the roof area. Also, the heating needs to be improved, as does the ventilation to remove the condensation.



ACTION REQUIRED: Repairs to roofs and the addition of insulation, together with ground floor heating ventilation.

ANTICIPATED COST: In the region of a few thousand pounds.

9) External Joinery

Windows

You have a mixture of different types of windows. A common factor is that most of the timber ones have wet rot. This is a long outstanding problem, the windows have been filled many times over the years, and in fact we would go so far as to say that you have filler on top of the filler.

ACTION REQUIRED: The windows need to be completely overhauled, repaired and redecorated.



Painted Close Boarding

The close boarding paintwork is flaking.

ACTION REQUIRED: Repair and redecorate.



ANTICIPATED COST: £2,000 to £10,000 depending upon the amount of repairs needed. Quotations should be obtained.

10) Drains

The manhole cover to the rear has been lifted. No drainage tests have been carried out. During our discussions with the existing occupier we were advised that the drains have been blocked three times in the last three months.



ACTION REQUIRED: We would therefore recommend a close circuit TV camera report to check the condition and it may be that a grease trap is also required.

ANTICIPATED COST: Close circuit TV report in the region of £250 to £500, depending upon the extent of drains and any issues found. Obtain quotes.

Please see the Main Drains Section of this Report.

11) Environmental Health Issues

Kitchen

The kitchen would not meet current Environmental Health standards. Its smooth impervious surfaces in these area and missing quarry tiles to the floor mean this is not possible. We would also add there are no fly shields to the window and the light does not have a luminaire, together with the electric point over the fryers.



Cellar

The condition of the wall and the floor in the cellar area, we believe, would not meet Environmental Health standards. We would recommend a mould retardant paint is added.

Dampness Coming into Cellar Stair Area

Whilst this area is unoccupied, there is dampness coming in on the stair to the cellar. We would recommend a French gully is added to divert water away from the area.

ACTION REQUIRED: Add French gully. However, the problem will be difficult to resolve satisfactorily.

ANTICIPATED COST: £1,000 to £3,000. Obtain quotes.



12) Staircase Wall with Dampness Coming In

We believe this may be due to defective rendering; there are hairline cracks visible.



The Ugly

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

There are a number of items that need negotiation upon, particularly the structural movement within the property, the flat roof areas and the general making watertight of the property. We would also recommend a full electric test is carried. Please see our comments overleaf.

Other Items

Moving on to more general information.

Electrics

Whilst we have carried out a visual inspection of the electrics we also need to advise you of the following:

ACTION REQUIRED: As the property is changing occupancy the Institute of Electrical Engineers (IEE) recommend an NICEIC registered and approved electrical contractor carry out an inspection, test and report.

Maintenance

It should be appreciated that defects, which would normally be highlighted in a modern property, effectively form part of the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as general redecoration and any repairs. We have detailed these and other issues within the Schedule of Condition.

Estimates of Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would probably be best to supervise the work if it is complex, both of which we can do if so required.

SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

There are above average number of repairs to this property, which do need to be resolved before you commit to the lease, as this would make them your responsibility and then you would have a risk of having a Dilapidation Schedule served upon yourselves.

As part of the negotiation process we would recommend that you obtain at least three quotes for any work, whatever you do don't allow the estate agent to organise the quotes as he will utilise people he regularly uses who know they have to keep in with him/her to get further work and therefore are very keen to please the estate agent, as opposed to you the real client and at the end of the day it doesn't take long to organise.

We would ask that you read this Property Report and the Schedule of Condition and contact us on any issues that you require further clarification on.

LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise us.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.