

Schedule of Condition



Property Address:	Jolly Colliers 57 West Street Bristol BS3 3NU	
Outlet Number:	300050	
Document Reference:	N/A	Rev. Year 0
Document Date:	29th November 2018	



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A. Document Control Sheet.

This document was initially prepared by Romans Surveyors and Valuers on behalf of Punch Taverns and, subsequent to the release of the initial document, revisions are made at regular intervals to reflect the requirements of Punch Taverns 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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	Revision Details	Reviewers Company	Report Authors Name
Year 0	29th November 2018	Initial Issue	Romans Professional Services Ltd	Helen Jeffs



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B. Background Information.

Important note:

Romans Surveyors and Valuers 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, close examination may reveal defects not visible from a ground level vantage point.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is access to these (although we do not move or lift furniture, floor coverings or other contents). 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.

B1. Condition Rating Definitions

Condition Rating	Definition
New Condition	Reported element is new or very recently incorporated.
Good Condition	Reported elements had no apparent defects, being, clean and well maintained, element is likely to offer a long serviceable life.
Satisfactory Condition	Reported element presented in a serviceable condition with signs of wear and tear or minor damage but not requiring immediate attention.
Poor Condition	Reported element in a deteriorated condition or with disrepair evident, likely to require substantial repair or replacement.



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B2. Circumstances of Inspection

In accordance with instructions received from Punch Taverns, Romans Surveyors and Valuers have carried out an inspection of the subject premises to report on the condition of the premises in connection with the proposed leasehold interest.

Our site visit was made on Thursday 29th November 2018 and, at the time of inspection the weather was mixed conditions with some rain and, the premises were open for business at the time of inspection.

Whilst a schedule of photographs is provided to compliment the report, it should be noted that any defects may not be restricted to those identified within the photographs.

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 some parts are free from defect.

No tests were carried out to any of the service installations, plant or beneath ground drainage neither was an asbestos survey / management plan carried out as part of this instruction.

As it was not raining at the time of the inspection it is not possible to confirm that the rainwater installation is free from blockage, leakage etc., or that it is coping with long periods of heavy rainfall. Gutters and any gullies should be cleaned out and checked for defects and monitored during inclement weather.

Any reference to left or right is taken from our observation from the road side and facing the front elevation adjacent to 57 West Street. Our inspection was limited to those parts, which could be seen from ground level within the boundaries of the property and from the public highway or rights of way.

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.

This survey does not constitute an asbestos survey and therefore enquiries should be made with to ascertain the existence and extent of previous asbestos surveys and associated findings thereof, e.g. Asbestos management survey or, Asbestos refurbishment and demolition survey or, the asbestos survey predecessors including Type 2 or type 3 asbestos survey.



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B. Background Information.

Neither the whole nor any part of the Report or any reference thereto may be included in any published document, circular or statement, or published in any way without written approval from Romans Professional Services of the form and context in which it may appear.



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B. Background Information.

B3. Summary of Construction

This property built using traditional construction methods and is located on a corner of two roads with other buildings located to the right hand side and rear. The property previously had a basement cellar which for safety reasons is no longer accessible and is now housed within the single storey extension to the rear of the property. The living accommodation is located on the first floor with an emergency exit from the lounge over the cellar via the walkway and metal staircase.

B4. Accommodation



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C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1	Internal							
1.1	First Floor Bathroom		Photographs [2-5]					
1.1.1	Ceilings	Plasterboard ceiling with painted decoration.	Satisfactory Condition					
1.1.2	Walls	Solid masonry walls and partitions with, plaster finishes, ceramic tiles and paint decoration.	Satisfactory Condition - grout discoloured behind toilet and sink					
1.1.3	Floors	Suspended timber floor with vinyl floor coverings.	Poor Condition - vinyl worn with some tears.					
1.1.4	Joinery	Double glazed UPVC windows, timber panel door, skirting boards and architraves with painted decoration.	Satisfactory Condition					
1.1.5	Miscellaneous	Bulkhead light, switches and sockets, radiator, pipework, ceramic sink, toilet and acrylic bath.	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.2	First Floor Office/Store		Photographs [6-8]					
1.2.1	Ceilings	Plasterboard ceiling with painted decoration.	Satisfactory Condition - some areas discoloured/damp patches					
1.2.2	Walls	Solid masonry walls and partitions with, plaster finishes, lining paper and paint decoration.	Poor Condition - hole in plaster with pipe work protruding. Areas where plaster has been repaired and some staining/discolouration.					



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C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.2.3	Floors	Suspended timber floor with carpet floor coverings.	Unable to comment.					
1.2.4	Joinery	Single glazed timber windows, timber panel door, skirting boards and architraves with painted decoration.	Satisfactory Condition - unable to inspect fully.					
1.2.5	Miscellaneous	Pendant light, power sockets, light switch, cabling, conduits, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.3	First Floor Corridor & Stairs.		Photographs [9-12]					
1.3.1	Ceilings	Plasterboard ceiling with painted decoration.	Satisfactory Condition - some evidence of damp to the corner of the stairwell.					
1.3.2	Walls	Solid masonry walls and partitions with, plaster finishes, lining paper and paint decoration.	Satisfactory Condition - some localised damage to plaster/lining paper. Staining from damp to corner of stairwell.					
1.3.3	Floors	Suspended timber floor with carpet floor coverings.	Satisfactory Condition - some unevenness to the floorboards in areas.					
1.3.4	Joinery	Single glazed timber windows, timber panel door, skirting boards and architraves with painted decoration.	Satisfactory Condition - deterioration to paintwork on window frames.					
1.3.5	Miscellaneous	Pendant light, power sockets, light switch, cabling, conduits, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.4	Spare Bedroom		Photographs [13-17]					
1.4.1	Ceilings	Plasterboard ceiling with artex finish and painted decoration.	Satisfactory Condition - cracking along one side.					
1.4.2	Walls	Solid masonry walls and partitions with, plaster finishes, lining paper and paint decoration.	Satisfactory Condition - lining paper torn under window.					
1.4.3	Floors	Suspended timber floor with carpet floor coverings.	Satisfactory Condition -not secured in doorway.					
1.4.4	Joinery	Timber panel door, skirting boards and architraves with painted decoration. Double glazed UPVC window.	Satisfactory Condition					
1.4.5	Miscellaneous	Pendant light, power sockets, light switch, cabling, conduits, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.5	Master Bedroom		Photographs [18-19]					
1.5.1	Ceilings	Plasterboard ceiling with lining paper and painted decoration.	Satisfactory Condition					
1.5.2	Walls	Solid masonry walls and partitions with, plaster finishes, lining paper and paint decoration.	Satisfactory Condition					
1.5.3	Floors	Suspended timber floor with carpet floor coverings.	Satisfactory Condition					



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.5.4	Joinery	Double glazed plastic windows. Timber panel door, skirting boards and architraves with painted decoration.	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.5.5	Miscellaneous	Pendant light, power sockets, light switch, cabling, conduits, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.6	Second Bedroom		Photographs [20-24]					
1.6.1	Ceilings	Plasterboard ceiling with painted decoration.	Satisfactory Condition					
1.6.2	Walls	Solid masonry walls and partitions with, plaster finishes, lining paper and paint decoration.	Poor Condition - holes in walls from previous fixtures and walls have been drawn over.					
1.6.3	Floors	Suspended timber floor with floor coverings.	Poor Condition - carpet heavily stained.					
1.6.4	Joinery	Double glazed plastic windows. Timber panel door, skirting boards and architraves with painted decoration.	Satisfactory Condition - doors to fitted cupboards missing, architrave split.					
1.6.5	Miscellaneous	Pendant light, power sockets, light switch, cabling, conduits, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.7	Lounge		Photographs [25-26]					
1.7.1	Ceilings	Plasterboard ceiling with painted decoration.	Satisfactory Condition - some discolouration					
1.7.2	Walls	Solid masonry walls and partitions with, plaster finishes, lining paper and paint decoration.	Satisfactory Condition.					
1.7.3	Floors	Suspended timber floor with carpet floor coverings.	Satisfactory Condition.					
1.7.4	Joinery	Double glazed plastic windows. Timber panel door, skirting boards and architraves with painted decoration. UPVC fire exit door.	Satisfactory Condition					
1.7.5	Miscellaneous	Pendant light, power sockets, break glass call point, smoke detector, light switch, cabling, conduits, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.8	Gents Toilets		Photographs [27-30]					
1.8.1	Ceilings	Plasterboard ceiling with painted decoration.	Satisfactory Condition					
1.8.2	Walls	Solid masonry walls and partitions with, plaster finishes, lining paper and paint decoration.	Poor Condition -plaster damaged due to moisture ingress to low level especially along the external walls.					
1.8.3	Floors	Solid concrete floor with vinyl floor coverings.	Poor Condition - vinyl loose due to moisture ingress.					



C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.8.4	Joinery	Single glazed timber windows, timber panel door, skirting boards and architraves with painted decoration.	Poor Condition - decoration worn and skirtings have moisture ingress.					
1.8.5	Miscellaneous	Bulkhead light, switches and sockets, radiator, pipework, ceramic sink, toilet and slab urinal.	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.9	Ladies Toilets		Photographs [31-36]					
1.9.1	Ceilings	Plasterboard ceiling with painted decoration.	Satisfactory Condition					
1.9.2	Walls	Solid masonry walls and partitions with, plaster finishes, ceramic tiles and paint decoration.	Poor Condition - plaster damaged due to moisture ingress to low level especially along the external walls.					
1.9.3	Floors	Solid concrete floor with vinyl floor coverings.	Poor Condition - vinyl torn and has holes in several places and has lifted due to moisture ingress which has caused mould staining in places.					
1.9.4	Joinery	Single glazed timber windows, timber panel door, skirting boards and architraves with painted decoration.	Poor Condition - hole in door, skirtings have moisture ingress and window frame in poor condition.					
1.9.5	Miscellaneous	Bulkhead light, switches and sockets, radiator, pipework, ceramic sink and toilet.	Satisfactory condition although no formal test of these items have been undertaken by us.					



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C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.10	Kitchen GF		Photographs [37-39]					
1.10.1	Ceilings	Plasterboard ceiling with painted decoration.	Satisfactory Condition					
1.10.2	Walls	Solid masonry walls and partitions with, plaster finishes, lining paper and paint decoration.	Satisfactory Condition - some tiles have fallen off around the sink area.					
1.10.3	Floors	Solid concrete floor with vinyl floor coverings.	Satisfactory Condition					
1.10.4	Joinery	Single glazed timber windows, timber fire rated door, skirting boards and architraves with painted decoration.	Satisfactory Condition					
1.10.5	Miscellaneous	Extract vent, fluorescent light, power sockets, light switch, cabling, conduits, pipework and steel sink.	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.11	Bar		Photographs [40]					
1.11.1	Ceilings	Plasterboard ceiling with lining paper and painted decoration.	Satisfactory Condition					
1.11.2	Walls	Solid masonry walls and partitions with, plaster finishes, ceramic tiles and paint decoration.	Satisfactory Condition					
1.11.3	Floors	Mixed timber and concrete floor, timber boarding, vinyl flooring and carpet finishes.	Satisfactory Condition - vinyl has a hole in it and carpet generally worn.					



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.11.4	Joinery	Single glazed timber windows, mixed fire rated and non fire rated timber doors, timber framed French doors, dado rail, picture rail, fire surround, skirting boards and architraves with painted decoration	Satisfactory Condition					
1.11.5	Miscellaneous	Bulkhead light, pendant light, spot light, feature wall lights, emergency light fitting, power sockets, light switch, smoke detector, cabling, conduits, speakers, feature fire opening, wall mounted TV, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.12	Beer Cellar GF		Photographs [41-43]					
1.12.1	Ceilings	Plasterboard ceiling with painted decoration.	Poor Condition - discoloured with a combination of damp and mould.					
1.12.2	Walls	Solid masonry walls and partitions with paint decoration.	Satisfactory Condition					
1.12.3	Floors	Solid concrete floor with no floor coverings.	Satisfactory Condition					
1.12.4	Joinery	Timber fire rated door, timber panel door and architraves with painted decoration.	Satisfactory Condition					
1.12.5	Miscellaneous	Electric water heater, fluorescent light, emergency light fitting, power sockets, light switch, electrical	Satisfactory condition although no formal test of these items have been undertaken by us.					



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
		distribution board, smoke detector, cabling, conduits, PIR sensor, pipework, cellar cooling equipment and steel sink.						
2	External							
2.13	Front Elevation		Photographs [44-47]					
2.13.1	Chimney	Brick built chimney with rendered finish.	Satisfactory Condition					
2.13.2	Rainwater Goods	Painted metal gutters and downpipe.	Satisfactory Condition					
2.13.3	Roof	Multiple pitched roofs, one with clay tiles and one unseen. Flat roof with mineralised felt covering.	Satisfactory Condition					
2.13.4	Walls	Solid masonry wall with render finishes and painted decoration.	Poor Condition - render cracked, with some sections loose and eroded at low level allowing water penetration.					
2.13.5	Joinery	Double glazed plastic framed windows to the first floor. Single glazed timber windows, timber panel door and timber gate with painted decoration	Satisfactory Condition - paint flaking to woodwork exposing timber.					
2.13.6	Miscellaneous	Mixed external lighting, illuminated pub signage, non illuminated pub signage and security alarm sounder.	Satisfactory condition although no formal test of these items have been undertaken by us.					



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Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.14	Right Elevation		Photographs [48-54]					
2.14.1	Chimney	Brick built chimney with brick facing and rendered finish with clay pots.	Satisfactory Condition					
2.14.2	Rainwater Goods	Painted metal gutters and downpipe.	Poor Condition - Guttering poorly aligned with a build up of debris. Section of guttering too short allowing water to discharge over the copping stone to the top of the wall and flow down the wall where it abuts the external wall of the ladies toilet.					
2.14.3	Roof	Multiple pitched roofs, one with clay tiles and one unseen. Flat roof with mineralised felt covering.	Satisfactory Condition - section of flat roof feels like the wooden deck may have moisture ingress.					
2.14.4	Walls	Solid masonry wall with brick facing, render finishes and painted decoration.	Poor Condition - render cracked, with some sections loose and eroded at low level allowing water penetration.					
2.14.5	Joinery	Double glazed plastic framed windows to the first floor. Single glazed timber windows, timber panel door and timber gate with painted decoration	Satisfactory Condition - paint flaking to woodwork exposing timber.					
2.14.6	Miscellaneous	Mixed external lighting, metal soil pipe, metal fire escape stairs with guard rails and aerial.	Satisfactory condition although no formal test of these items have been undertaken by us.					



C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.15	Left Elevation		Photographs [55-61]					
2.15.1	Chimney	Brick built chimney with brick facing and rendered finish with clay pots.	Satisfactory Condition - cracking to render.					
2.15.2	Rainwater Goods	Painted metal gutters and downpipes. Painted plastic gutters and downpipes.	Poor Condition - 1No section of downpipe come detached and not secured to the wall. Guttering poorly aligned with a build up of debris.					
2.15.3	Roof	Multiple pitched roofs, one with clay tiles and two unseen. Flat roof with mineralised felt covering.	Satisfactory Condition - some tiles missing/slipped.					
2.15.4	Walls	Solid masonry wall with render finishes and painted decoration.	Poor Condition - render cracked, with some sections loose and eroded at low level allowing water penetration.					
2.15.5	Joinery	Double glazed plastic framed windows to the first floor. Single glazed timber windows, timber framed french doors with painted decoration	Satisfactory Condition - paint flaking to woodwork exposing timber.					
2.15.6	Miscellaneous	Aerial, mixed external lighting, illuminated pub signage and non illuminated pub signage.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.16	Rear Elevation		Photographs [62-63]					
2.16.1	Chimney	Brick built chimney with rendered finish.	Satisfactory Condition					



C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.16.2	Rainwater Goods	Painted metal gutters and downpipe.	Poor Condition - Guttering poorly aligned with a build up of debris.					
2.16.3	Roof	Multiple pitched roofs, one with clay tiles and one unseen. Flat roof with mineralised felt covering.	Satisfactory Condition					
2.16.4	Walls	Solid masonry wall with render finishes and painted decoration.	Poor Condition - render cracked, with some sections loose and eroded at low level allowing water penetration.					
2.16.5	Joinery	Double glazed plastic framed windows and solid UPVC door to the first floor. Single glazed timber windows, timber panel door with painted decoration	Satisfactory Condition - paint flaking to woodwork exposing timber.					
2.16.6	Miscellaneous	Mixed external lighting, metal fire escape stairs and handrails.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.17	Side Alley - RHS		Photographs [64-65]					
2.17.1	Miscellaneous	Area of concrete slab with metal inspection chamber cover and a wooden fence inside the brick wall which can be seen from outside.	Satisfactory Condition - metal inspection chamber cover in very poor condition and perforated with rust holes - Potentially Dangerous if Stepped On.					



C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.18	Beer Garden		Photographs [66-67]					
2.18.1	Grounds	Area of concrete hardstanding on more than one level enclosed by, adjacent building, wooden fencing and brick wall with a wooden pedestrian access gate. Brick built b-b-q under a timber framed shelter with corrugated Perspex sheet roofing.	Satisfactory Condition - the neighbouring building has broken windows which has been boarded up from the inside.					
2.18.2	Miscellaneous	Mixed external lighting and painted metal handrails.	Satisfactory Condition					



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Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Jolly Colliers, 57 West Street, Bristol, BS3 3NU





Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13





Photo 14



Photo 15



Photo 16

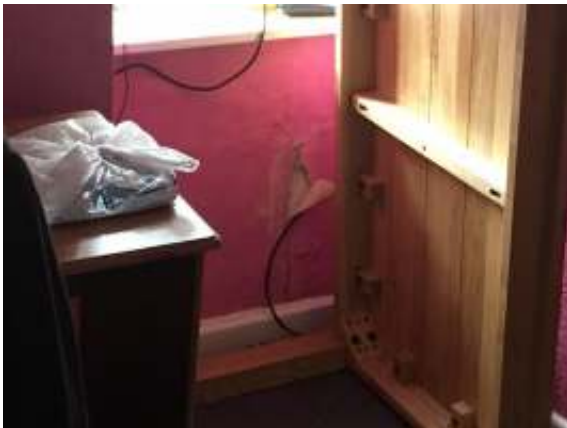


Photo 17



Photo 18



Photo 19

D. Supplementary Photographs.



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



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Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



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D. Supplementary Photographs.



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



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D. Supplementary Photographs.



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Jolly Colliers, 57 West Street, Bristol, BS3 3NU





Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Jolly Colliers, 57 West Street, Bristol, BS3 3NU





Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Jolly Colliers, 57 West Street, Bristol, BS3 3NU



E. Declaration of document publication.

E1. 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



Helen Jeffs AssocRICS , MCIQB

Company Romans Professional Services Limited.

Address Crowthorne House, Nine Mile Ride.

Town Crowthorne

County Berkshire

Postcode RG40 3GZ

Phone number 02380 820110

Website www.romanssurveyors.com

Fax number 02380 820119

Email surveyors@romans.co.uk

Property address Jolly Colliers, 57 West Street, Bristol, BS3 3NU

Client's name Punch Taverns

Date this report was produced 29th November 2018



Jolly Colliers, 57 West Street, Bristol, BS3 3NU



E. Declaration of document publication.

E2. Document Publication declaration.

I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection.

Actioned by: Helen Jeffs AssocRICS , MCIQB

Signature:



Jolly Colliers, 57 West Street, Bristol, BS3 3NU

