

MR01

Particulars of a charge

109927/23



Companies House



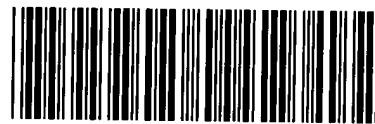
Go online to file this information
www.gov.uk/companieshouse

A fee is be payable with this form
Please see 'How to pay' on the back of this form

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument.

☐ **What this form is for**
You may not use this form to
register a charge created or evidenced by
an instrument. Use form MR02 instead.

SATURDAY



ABH3VNMJ
A09 19/11/2022 #204

COMPANIES HOUSE

This form **must** be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge. If
delivered outside of the 21 days it will be rejected unless it is accompanied by a
court order extending the time for delivery.



You **must** enclose a certified copy of the instrument with this form. This will be
scanned and placed on the public record. **Do not send the original.**

1 Company details

Company number 1 1 0 2 2 0 6 9

Company name in full 2 BREWS CAFE BAR LTD

For official use

→ Filling in this form

Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date d 1 d 6 m 1 m 1 y 2 y 0 y 2 y 2

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge.

Name HALL & WOODHOUSE LIMITED

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below.

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge.

MR01

Particulars of a charge

4

Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Brief description

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

☒ **Yes**

☐ **No**

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ **Yes** Continue

☒ **No** Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ **Yes**

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☐ **Yes**

☒ **No**

8

Trustee statement ¹

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.

☐

¹ This statement may be filed after the registration of the charge (use form MR06).

9

Signature

Please sign the form here.

Signature

Signature

X



X

This form must be signed by a person with an interest in the charge.

MRO1

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name	Wingwai Tam
Company name	Blanchards Bailey LLP
Address	Bunbury House
	Stour Park
Post town	Blandford Forum
County/Region	Dorset
Postcode	D T 1 1 9 L Q
Country	
DX	
Telephone	01258 459361



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post).

For companies registered in Northern Ireland:
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N.R. Belfast 1.



Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

Bill of Sale dated

16 November

2022

Between

- (1) **2 Brews Café Bar Ltd** (Company Registration No: **11022069**) whose registered office is 11 Osbourne Avenue, Kings Langley, Hertfordshire, WD4 8DD ("the Borrower"); and
- (2) **Hall & Woodhouse Limited** (Company Registration No 57696) whose registered office is The Brewery, Blandford St Mary, Dorset DT11 9LS ("the Lender").

Background

The Borrower has asked to borrow money solely for the purposes of the business carried on by the Borrower at **The Horns Inn Burts Hill Colehill Wimborne BH21 7AA** and the Lender has agreed to lend the money on the terms set out in this Bill of Sale.

Witnesses that in consideration of the sum of **£29,502.75** now paid to the Borrower by the Lender (receipt of which the Borrower hereby acknowledges) the Borrower hereby assigns to the Lender its assigns and successors in title all and singular the several chattels and things specifically described in the schedule annexed hereto ("the Goods") by way of security for the payment of the sum of **£29,502.75** ("the Principal Sum") and interest at the rate of **25%** a year ("the Specified Rate").

And the Borrower further agrees and declares as follows:

1. Payment

The Borrower will pay to the Lender the Principal Sum by **156** equal weekly payments of **£189.12** the first such payment to be made on **2 December 2022** and each subsequent payment on the Friday of each succeeding week together with monthly interest at the Specified Rate. In default of payment of any instalment the Borrower will pay interest on the amount of the unpaid instalment at the Specified Rate from the date when that instalment became due until it is paid.

2. Insurance

The Borrower will at all times during the continuance of the security:

- 2.1. Keep the Goods insured against loss or damage by fire with a reputable insurer in the sum of **£29,502.75** in the joint names of himself and the Lender; and
- 2.2. Pay all premiums necessary for effecting and keeping up such insurance; and
- 2.3. On demand in writing produce and if required deliver to the Lender the policy or policies of such insurance and the receipt for every such payment;

In default of any or all of which at any time the Lender will be entitled (but not obliged) to insure and keep insured the Goods in the sum of **£29,502.75** and the costs and expenses incurred by the Lender for this purpose together with interest thereon at the rate of **25%** per year ("the Default Rate") shall on demand be repaid to it by the Borrower and until such repayment shall be a charge upon the Goods

**WE CERTIFY THAT THIS IS A TRUE AND COMPLETE
COPY OF THE ORIGINAL DOCUMENT**

.....**BLANCHARDS BAILEY LLP**

**BLANCHARDS BAILEY LLP
SOLICITORS
BUNBURY HOUSE
STOUR PARK
BLANDFORD FORUM
DORSET DT11 9LQ**

3. Rent and Receipts

The Borrower will at all times during the continuance of this security:

- 3.1. Pay the rent, rates and taxes in respect of the premises upon or in which for the time being the Goods may be; and
- 3.2. Keep the Goods from being distrained for rent rates or taxes or from being taken under any execution; and
- 3.3. On demand in writing produce to the Lender or his authorised agents the receipts of such rent rates and taxes.

The Lender is entitled (but not obliged) to pay and discharge all rent rates taxes assessments and outgoings that at any time during the subsistence of the security may be or become due assessed or payable in respect of the premises upon or in which for the time being the Goods may be. All the costs and expenses thereby incurred by the Lender together with interest thereon at the Default Rate shall on demand be repaid to it by the Borrower and until such repayment shall be a charge upon the Goods.

4. Not to allow execution etc or to remove the Goods without consent

The Borrower will not:

- 4.1. permit or suffer any distress or execution to be levied upon the Goods or become bankrupt; or
- 4.2. remove the Goods from the premises where they now are (or from where with the consent of the Lender they may have been removed) except for the purpose of effecting necessary repairs to them without the prior consent in writing of the Lender.

5. Repair and replacement of the Goods

The Borrower will keep the Goods in good and substantial repair and condition and will replace such of them as may be destroyed or worn out with other goods of equal value and any goods so substituted shall be included in this security. The Lender is entitled (but not obliged) from time to time and at all reasonable times during the continuance of this security to enter on the premises where the Goods may for the time being be and to view and inspect the Goods and take inventories of them.

6. Seizure

If the Borrower:-

- 6.1. defaults in payment of the Principal Sum or any part of it or of the interest on it at the times appointed for payment respectively or in the performance of any covenant or agreement contained in this Bill of Sale and necessary for maintaining the security; or
- 6.2. becomes a bankrupt or suffers the Goods to be distrained for rent rates or taxes; or

- 6.3. fraudulently either removes the Goods or suffers the Goods to be removed from the premises upon or in which the Goods may be; or
- 6.4. does not without reasonable excuse upon demand in writing by the Lender produce to the Lender the last receipts for rent rates and taxes;

or if execution shall during the continuance of the security have been levied against the goods of the Borrower under any judgment at law then and in any such case the Lender its servants or agents shall be entitled without previous notice to the Borrower to seize and take possession of any of the Goods in whatever place or places they may happen to be.

7. Seizure and sale

If the Lender becomes entitled to seize the Goods the Lender or the Lender's agents may enter and remain upon any premises where the Goods may be and if necessary break open doors and windows in order to obtain admission and after the expiration of five clear days from the day of seizure may sell the Goods by public auction or private contract on or off the premises.

8. Proceeds of sale

The Lender shall be entitled out of the proceeds of any such sale to retain the Principal Sum or so much of it as may remain unpaid and the interest then due together with the sum charged upon the Goods under clauses 2 and 3 above and all other costs charges payments and expenses incurred made or sustained in:

- 8.1. entering upon the premises;
- 8.2. discharging any distress execution or other encumbrance on the Goods or any of them;
- 8.3. seizing taking retaining and keeping possession of the Goods or any of them;
- 8.4. effecting the carriage removal warehousing valuing or sale including the cost of inventories catalogues and advertising of the Goods or any of them; and
- 8.5. maintaining and defending its rights.

And after payment of the Principal Sum and interest and such costs, charges, payments, expenses and incumbrances as described above shall pay over the surplus (if any) of the proceeds of such sale to the Borrower.

9. Defeasance of security on satisfaction

Upon payment by the Borrower of the Principal Sum and interest and of the sums costs charges payments and expenses specified in clauses 7 or 8 above this security shall be void.

10. Further assurances

The Borrower and every other person claiming by or through the Borrower any interest in the Goods will at all times at the cost of the Borrower execute and do all such assurances and things as may be lawfully required by the Lender for further and better assuring the Goods to the Lender and for enabling it to obtain possession of them.

11. Definition


The expression "the Goods" includes all and any of the chattels assigned under this Bill of Sale.

12. Causes of Seizure


PROVIDED ALWAYS that the chattels assigned shall not be liable to seizure or to be taken possession of by the Lender for any cause other than those specified in S7 of the Bills of Sale Act (1878) Amendment Act 1882.

In witness whereof the Borrower has hereunto set his/her hand on the first date mentioned above

Signed as a deed by the
said 2 Brews Café Bar Ltd
Acting By Richard Ian
Whitaker


.....
Director


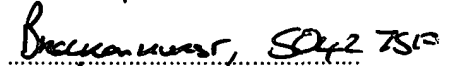
in the presence of:
Witness Signature:


.....

Witness Name:


.....

Witness Address:


.....

.....

Occupation:


.....

AN INVENTORY

of the

TENANT'S FIXTURES, FITTINGS, FURNITURE and EFFECTS

at

THE HORNS INN

Burts Hill

Colehill

WIMBORNE

Dorset

BH21 7AA

The Property of: ANTLER PUB CO. LTD

Valuation date: 11TH AUGUST 2022

A W GORE & CO

Licensed Property Valuers

3 Church Hill

Patcham Old Village

BRIGHTON

East Sussex BN1 8YE

Tel: (01273) 565621

PART 1

GROUND FLOOR

ENTRANCE LOBBY OFF CAR PARK

Chain-hung cord electric light pendant, holder, bulb and ornate leaded glass lantern shade

Large polished wooden framed and glazed card mounted vintage black and white photographic print re EAST STREET, WIMBORNE

Vintage polished brass telescope on folding wooden leg frame

Vintage iron bound wooden floor standing barrel

Modern metal cased atmospheric door spring

Large frosted glass boxed floor standing vase with dried floral contents

Large gilt framed and glazed card mounted vintage sepia photographic print re THE SQUARE, WIMBORNE

The brown ribbed nylon fibre matting to plan

Approx. 2 sq. metres

LEFT HAND DINING AREA (CARPETED)

- 2 Ceiling emergency electric light fittings, holders, bulbs and boxed perspex shades

Twin swan necked branch wall emergency electric light fitting with perspex illuminated silhouette sign

Chain-hung black enamelled 5-branch ceiling electric light fitting, holders, candle sconces and bulbs

- 3 Contemporary wall electric light fittings, holders, bulbs and copper uplighter shades
 - 330cm twin return wrought iron curtain rod with scrollwork end finials
 - 100cm ditto curtain rod with scrollwork end finials
 - 160cm ditto curtain rod with scrollwork end finials
- 2 Pairs of single width grey lined fabric curtains

Approx. 6.4 ctn. metres
- 4 Woven silkene curtain ties
- 4 Brass curtain tie hooks
 - Pair of vintage binoculars in matching case
- 6 Decorative pewter pedestal goblets
- 2 Graduated vintage copper tankard measures
 - Vintage copper spirit jack
 - Polished wooden framed and glazed card mounted vintage black and white photographic print re WIMBORNE EASTBROOK
 - Gilt framed and glazed card mounted vintage tinted colour photographic print re EAST STREET AND MINSTER TOWERS, WIMBORNE
 - Polished wooden framed and glazed card mounted vintage black and white photographic print re WIMBORNE
 - Gilt framed and glazed card mounted vintage tinted colour photographic print re THE SQUARE, WIMBORNE
 - Vintage ceramic floor standing pot and lid
 - Brass framed gauze spark guard
 - Brown glazed demijohn with artificial floral display
 - Cast iron single glass panel door solid fuel burner with integral chimney flue
- 3 WHARFEDALE miniature wall mounted extension speakers and wiring into system

Vintage wooden framed washboard

Vintage wrought iron cutting blade with wooden handle

NOTE The vintage gun cases, gun, cartridge pouch and stag's head are excluded from this inventory

Polished wooden framed and glazed card mounted black and white sketching re PRESENT HORNS INN

Ditto re ORIGINAL HORNS INN

Painted wooden lath with 2 pegs

Large polished wooden framed plate glass mantle mirror

Vintage EMPRESS sewing machine on wooden base

Shaped painted wooden floral patterned tabletop bottle stand

150cm heavy wooden framed sideboard table to polished wooden leg frame

A quantity of decorative display books

Vintage stoneware storage jar

Moulded gilt framed reproduction oil painting re LADY'S PORTRAIT

Vintage stoneware advert flagon lettered IND COOPE

2 Vintage brown stoneware decorative bottles

Vintage copper pot with loop handle

Vintage stoneware flagon

Larger ditto

Wooden framed baize inset tabletop pool table

IRONMONGERY black enamel cased atmospheric door spring

Hogarth framed and glazed black and white print re DOG

Moulded gilt framed reproduction oil painting as before re LADY'S PORTRAIT

Stained framed and glazed card mounted colour print re MONOPOLY, WIMBORNE, DORSET PUB EDITION

2 Polished wooden wall mounted decorative seashell galleon motif wall plaques

2 Polished wooden framed and glazed card mounted colour cartoon prints re THE RULES OF GOLF

VONSHEF stainless steel cased electric commercial hot water boiler, with branch supply tap, flex and plug (in cellar)

Large polished wooden framed and glazed card mounted vintage sepia photographic print re COUNTRY ESTATE

Polished wooden framed and glazed vintage black and white photographic print re THE HORNS

Vintage stoneware decorative bottle

Lesser brown ceramic ditto

Large gilt framed and glazed card mounted colour print re HUNTSMEN SMOKING

2 Ornate moulded brass cherub motif wall mounted candle holders

2 Graduated orange ceramic teapots

Miniature brass decorative box

Miniature brass candlestick

Polished wooden framed colour print re THATCHED HOUSES

Polished wooden framed and glazed collection of vintage sepia photographic prints re GLENEAGLES, 1921

Pair of vintage opera glasses in original box

Vintage pewter tankard

Vintage brass table crumb tray and brush

2 Various moulded ceramic beer mugs

2 Stained framed plate glass advert mirrors re COCA-COLA

Ditto polished wooden framed and glazed vintage black and white photographic print re THE HORNS

3 Polished wooden framed kiddie's highchairs

- Polished tapered wooden leg framed panel back counter stool chair with padded back and seat cushion covered brown leatherette
- 14 Polished wooden framed lath back dining chairs with padded seat cushions covered various tapestry fabric
- 10 Lightwood framed shaped panel back dining chairs with padded seat cushions covered various pictorial fabric
- 2 Polished turned wooden leg framed rail back chairs with padded seat cushions covered tapestry fabric
- 185cm heavy polished wooden cross stretcher framed bar bench settle, with padded and studded seat cushion covered grey leatherette
- 3 Loose scatter cushions to ditto
- 3 70cm square polished wooden top tables to square leg pedestal frames
- 2 140cm x 90cm heavy wooden top tables to square leg frames
- 183cm x 70cm polished wooden top table to turned wooden pedestal cross stretcher frame
- The burgundy ground contemporary patterned wool pile hessian backed carpet to plan
- Approx. 36 sq. metres
- The underfelt to ditto
- Approx. 36 sq. metres
- The gripper rod edging to ditto

LOBBY TO TOILETS

- Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade
- 2 Recessed ceiling electric light fittings, holders and bulbs
- Recessed ceiling movement sensor
- Plastic cased recessed ceiling extractor fan

80cm burgundy ground patterned lined tapestry fabric roman blind fitting and draw cords

Plastic cased wall mounted hand sanitiser

White ribbed ceramic floor standing vase with artificial floral display

- 2 Polished wooden framed and glazed card mounted vintage black and white prints re T. HEATH

Plastic easel notice re WET FLOOR

- 2 Ditto atmospheric door springs

Polished wooden framed and glazed card mounted vintage Ordnance Survey map re NORTH DORSET

The ditto carpet to plan

Approx. 3 sq. metres

GENTS

URINAL

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

- 3 Recessed ceiling electric light fittings, holders and bulbs

Chrome plated battery electric air sanitiser

Door mounted painted sign written wooden notice re MAN CAVE

Stained framed and glazed vintage sign re POKER ROOM

Vintage enamelled wall plaque re NORTON BRITISH MOTORCYCLES

Vintage enamelled pictorial wall plaque re DEPENDABLE SERVICE

Ditto re NORTON

Ditto re INDIAN MOTORCYCLE

Shaped similar ditto re HARLEY-DAVIDSON

Wall mounted pictorial wooden wall plaque re VINTAGE
SPEEDMASTER'S RACE

Vintage enamelled wall plaque re CHAMPION

Ditto re BSA

Plastic cased liquid soap dispenser

Polished wooden framed plate glass vanity mirror

Vintage enamelled advert plaque re 1934 INDIAN

Lesser ditto re SOME DO DRUGS etc.

Plastic flip-top waste bin

NOTE The INITIAL sanitary ware is **ON HIRE** thus is excluded from this inventory

WC

Recessed ceiling electric light fitting, holder and bulb

Plastic pan brush and holder

Plastic drum type toilet fitting

Wrought iron single hook

LADIES

VANITORY LOBBY

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

Recessed ceiling electric light fitting, holder and bulb

Plastic ceiling recessed toilet fan

Shaped painted wooden sign written blackboard panel lettered LIFE IS BEAUTIFUL

Ditto battery electric air sanitiser

- 2 Polished wooden framed and glazed card mounted collections of 3 colour prints re STILL LIFE

Floor standing waste bin

Plastic cased liquid soap dispenser

Polished wooden framed plate glass vanity mirror

Polished wooden framed plate glass dressing mirror

LEFT HAND WC

Recessed ceiling electric light fitting, holder and bulb

Wrought iron single coat hook

Plastic drum type toilet fitting

Plastic pan brush and holder

Plastic flip-top sanitary bin

RIGHT HAND WC

Recessed ceiling electric light fitting, holder and bulb

Plastic pan brush and holder

Plastic flip-top sanitary bin

Plastic drum type toilet fitting

Wrought iron single coat hook

DISABLED TOILET

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

Recessed ceiling electric light fitting, holder and bulb

Ditto ceiling recessed toilet fan

Chrome plated battery electric air sanitiser

Polished wooden framed plate glass dressing mirror

Plastic cased liquid soap dispenser

Plastic cased drum type paper towel dispenser

3 Tubular white enamelled wall mounted handrails

Tubular white enamelled adjustable wall mounted handrail

Plastic pan brush and holder

Plastic flip-top bin

BABYMINDER plastic cased wall mounted foldaway baby changing table and all fittings

2 Wrought iron coat hooks

The heavy-duty ferrous granolithic flooring to plan

Approx. 3 sq. metres

CENTRAL DINING AREA (WOODEN FLOOR)

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

Ditto twin branch wall emergency electric light fitting with perspex illuminated silhouette sign

Chain-hung black enamelled 5-branch ceiling electric light fitting, holders, candle sconces and bulbs

- 2 Brass single swan necked branch wall electric picture striplight fittings and tubes
- 3 Wall electric light fittings, holders, bulbs and contemporary copper uplighter shades as before
- 330cm twin return wrought iron curtain rod with scrollwork end finials
- 105cm ditto curtain rod
- 1.5 Pairs of ditto grey lined fabric curtains
- Approx. 8 ctn. metres
- 3 Woven silkene curtain ties
- 3 Brass curtain tie hooks
- 2 WHARFEDALE wall mounted extension speakers as before
- Large pine framed bevelled edged plate glass mantle mirror
- Shaped contemporary glazed wall mounted electric mock log burning room heater, flex and plug***
- Modern black enamel cased atmospheric door spring
- 3 Vintage stoneware hot water bottles
- Vintage copper loop-handled kettle
- Decorative shaped coloured glass bottle
- 2 Vintage brass candlesticks
- Vintage stoneware flagon
- Vintage pewter loop-handled kettle on decorative moulded oil burner base
- Stained framed and glazed card mounted collection of 3 vintage notices re THE PERFORMING RIGHTS SOCIETY
- 2 Ditto framed and glazed colour cartoon prints re THE RULES OF GOLF
- Modern black enamel cased atmospheric door spring
- Decorative wooden miniature twin-wheeled horse cart

- Vintage metal cased food press
- A quantity of decorative display books
- 2 Polished wooden framed and glazed card mounted vintage sepia photographic prints re WIMBORNE
- Decorative ceramic clown motif figurine
- Clear glass beer stein
- 15 Vintage ceramic beer mugs/steins
- Foam type fire extinguisher
- Plaque to door re STAFF ONLY
- Painted wooden lath with 2 hanging hooks
- Large painted wooden menu blackboard to ditto
- Vintage wrought iron manual coffee bean grinder on wooden drawer base
- IBERITAL heavy-duty coffee bean grinding machine, all controls, fittings, flex and plug***
- MONROC modern stainless steel cased electric commercial cappuccino/espresso coffee making machine, all controls, fittings and connections in (pressure test required)***
- 140cm vintage polished wooden framed sideboard unit with brass loop drawer handles
- 10 Ditto polished wooden framed lath back dining chairs as before
- 10 Lightwood framed shaped panel back dining chairs as before
- 2 70cm square polished wooden top tables to turned wooden pedestal leg frames
- 3 120cm x 70cm wooden top tables to polished wooden square leg pedestal cross stretcher frames
- 200cm x 90cm heavy oak top wooden draw leaf table to square leg frame (in other bar)
- 110cm circular wooden top table to square leg frame
- The brown chevron patterned nylon fibre matting to entrance well

RIGHT HAND PUBLIC BAR AREA

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

Wall emergency electric light fitting, holder, bulb and boxed perspex silhouette shade

Ditto twin swan necked branch wall emergency electric light fitting as before

- 4 Brass industrial style ceiling electric spotlight fittings, holders and high-powered pigmy spot bulbs

- 2 Brass chain-hung cord electric light pendants, holders, bulbs and shaped Art Deco amber glazed domed shades

Brass industrial pipework style bulkhead wall electric light fitting, holder, bulb and shade

Wrought iron scrollwork single branch wall electric light fitting, holder, bulb and cream card fabric shade

Brass single swan necked branch wall electric light fitting, holder, bulb and cylindrical patterned glass shade

Wrought iron scrollwork twin branch wall electric light fitting, holder, bulb and frosted glass uplighter shades

Modern linear ceiling electric light fitting with 4 adjustable spotlights, holders and bulbs (to dartboard)

220cm wrought iron curtain rod and rings with ornate scrollwork end finials

330cm twin return wrought iron curtain rod with scrollwork end finials

- 2 Pairs of brown ground check patterned lined fabric curtains

Approx. 6.6 ctn. metres

- 4 Woven silken curtain ties as before

- 4 Brass curtain tie hooks

- 4 WHARFEDALE wall mounted extension speakers as before

- 4 Vintage fishing rods (to ceiling beams)

Large vintage enamelled pictorial advert wall plaque re REMINGTON

Wall mounted blockboard print re THIS HOUSE

Vintage wrought iron peat cutting tool with wooden handle

Novelty enamelled plaque re WANTED

Ditto re FREE BEER TOMORROW

SAMSUNG 42" plastic cased flat screen wall mounted colour television, all controls, fittings, flex and plug

Brass snaffle bit with leather horse strap

Wrought iron shoe motif wall plaque

Painted wooden framed fibre inset dart protection panel with painted scoreboard

WINMAU foam type dartboard surround

WINMAU bristle dartboard

Large aluminium framed magic marker notice panel

Pair of wall mounted vintage bullhorns

Vintage leather horse's backplate with brass studs

Vintage wrought iron silage shovel with wooden handle

Pair of vintage iron framed wooden horse hames and chains

Brass snaffle bit

Wrought iron scrollwork coat rack with 2 twin wrought iron coat hooks

Wrought iron gin trap

Larger wrought iron silage shovel with wooden handle

500cm x 180cm formation of rustic pine plank wall cladding to rear of this wall

Moulded plastic kiddie's booster seat

EXIDOR modern metal cased panic bolt fitting

- 130cm painted pine framed Welsh dresser unit, with 3 drawers and 3-door cupboard under
- Perspex Covid panel (in reserve)
- Painted wooden wall mounted events blackboard
- Polished wooden framed and glazed card mounted vintage black and white photographic print re THE HORNS
- 7 Polished wooden framed and glazed card mounted colour cartoon prints re BULLS
- 3 Various polished wooden jewellery/storage boxes
- Vintage polished copper oil lamp style portable electric light fitting, with glass chimney shade***
- 2 Vintage hurricane lanterns
- 2 Stained framed and glazed card mounted colour prints re T. HEATH
- Novelty polished wooden wall mounted box
- Painted wooden blackboard panel
- Modern black enamel cased atmospheric door spring
- Polished wooden framed and glazed card mounted vintage black and white photographic print re HORNS INN PUB SIGN
- 2 Beam mounted polished wooden decorative oars
- Rustic wooden wall plaque with mounted bull's horns
- Pair of vintage binoculars in leather case
- 2 Miniature black enamelled pierced nightlight lanterns
- Ceramic duck motif pot
- Pair of ENSIGN binoculars in contemporary black vinyl case
- 6 Polished wooden framed and glazed card mounted colour cartoon prints re BULLS as before
- POLAROID 48" flat screen wall mounted colour television, all controls, fittings, flex and plug***
- The installation of SKY HD TV system***

Novelty plaque re IF IT BARKS

The custom-made fabrication of quality wrought iron twin door fire protection panel

Pair of leather-bound bellows

Cast iron twin glass panel door solid fuel burner with integral chimney flue

Brass fireside companion set

Painted enamelled vintage loop-handled coal scuttle

Vintage copper coal scuttle

Vintage copper coal scoop

60cm polished wooden display shelf on folding gallows bracket support

- 4 Wrought iron hooks to counter fascia

Polished tapered wooden leg framed lath back Boston counter stool chair with padded and studded seat cushion covered brown leatherette

Stained tapered wooden leg framed panel back counter stool chair with padded back and seat cushions covered brown leather

- 8 Heavy polished turned wooden leg framed counter stools with solid saddle seats

Polished tapered wooden leg framed ladder back Boston counter stool chair with padded seat covered tan leatherette

Similar polished tapered wooden leg framed Boston lath back counter stool/chair with padded seat covered brown leatherette

- 2 Stained tapered wooden leg framed panel back counter stool chairs with padded back and seat cushions covered brown leatherette

- 4 Polished turned wooden leg framed lath back dining chairs with padded seats covered various tapestry fabric

- 3 Polished turned wooden leg framed rail back dining chairs with padded seats covered ditto tapestry fabric-

Fully upholstered 2-seater Chesterfield settee with padded ad buttoned back and seat cushions covered blue leather

- 4 Loose scatter cushions to ditto

200cm heavy polished wooden bar bench settle with shaped end leg panels and padded squab seat cushion covered grey leatherette

3 Pictorial loose scatter cushions to ditto

2 70cm heavy square butcher's block top poseur tables, with railed undershelves, to square leg frames

60cm circular wooden top table to polished turned wooden pedestal leg frame

120cm x 70cm wooden top table to polished square leg cross stretcher frame

183cm x 60cm heavy wooden top table to polished turned wooden cross stretcher leg frame

The ribbed chevron patterned nylon fibre matting to entrance well

Dart oche strip

The ditto ribbed chevron patterned nylon fibre matting to side entrance

Approx. 2.5 sq. metres

PART 2

BAR SERVERIES

CENTRAL BAR SERVERY

- 2 Industrial style ceiling electric spotlight fittings, holders and bulbs
- Brass chain-hung cord electric light pendant, holder, bulb and frosted ribbed glass domed shade
- A quantity of pierced plastic glass stand matting
- Counter-mounted service bell
- 3 250ml stainless steel thimble measures
- 3 175ml stainless steel thimble measures
- 2 125ml stainless steel thimble measures
- 2 50ml stainless steel thimble measures
- 2 25ml stainless steel thimble measures
- Novelty butterfly cork extractor
- ROAD ROCKER speaker unit
- POLAR black enamel cased single glass panel door wine bottle chilling refrigerator, flex and plug***
- PRODIS modern black enamel cased twin sliding glass panel door bottle chilling refrigerator, with LCD thermostatic display, integral compressor, flex and plug***
- Circular polished wooden framed and glazed electric wall clock
- RAPID counter-mounted cork extractor

NOTE The beer raising equipment remains the property of the supplier and is thus excluded from this inventory

3. Basketwork snack baskets

NOTE The granolithic flooring remains the property of Hall & Woodhouse and is thus excluded from this inventory

MAIN PUBLIC BAR SERVERY

- 2 Industrial style ceiling electric spotlight fittings, holders and bulbs
- 3 Brass chain-hung cord electric light pendants, holders, bulbs and frosted ribbed domed glass shades as before

Circular polished wooden framed and glazed electric wall clock re
BADGER

Cordless telephone handset, cable and jack

NOTE The PDQ machine remains the property of the supplier thus is excluded from this inventory

A quantity of chrome plated bottle pourers

- 8 Various snack display baskets
- 11 Chrome plated bottle bracket supports
- 4 25ml pearl optic measures
- 50ml optic measure
- 5 25ml optic measures

PRODIS modern black enamel cased twin sliding glass panel door bottle chilling refrigerator, with LCD thermostatic display, integral compressor, flex and plug

Stainless steel cased electric commercial single glass panel door bottle chilling refrigerator, flex and plug

Chrome plated cocktail shaker

POSIFLEX modern touch screen panel computerised cash register till, with lockable cash drawer, plastic bill printer and wiring into system

Pair of larger bull's horns as before

Crown cork opener and plastic catcher

Glass dog biscuit jar

Novelty brass dog figurine

Hanging notice lettered DOGS WELCOME

LOBBY REAR OF SERVERY

Modern ceiling electric light fitting, holder, bulb and circular perspex shade

CO2 type fire extinguisher

Water type fire extinguisher

90cm grey enamel framed 4-tier MDF storage rack

Chain-link fly curtain (to kitchen door)

A large quantity of various pub bar games

Plastic cased liquid soap dispenser

Stainless steel wall mounted boxed wash hand basin

Plastic mop bucket

Mop and shaft

Plastic dustpan, brush and shaft set

Painted wooden blackboard panel with integral chalk shelf

Aluminium stepladder

PART 3

CATERING KITCHEN

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

- 3 180cm ceiling electric twin fluorescent striplight fittings and tubes in perspex trough shades

PLUSZAP wall mounted electric insectocuter, flex and plug

Fire blanket and case

160cm tray edge stainless steel catering bench, with undershelf, to tubular metal leg frame

Plastic dispense with integral tray liners

Stainless steel gravity feed food slicer, flex and plug

130cm stainless steel faced catering bench, with part undershelf, to tubular metal leg frame

Bench mounted rotary can opener

ICEPOINT white enamel cased under counter single door refrigerator, flex and plug

HOTPOINT white enamel cased under counter single door freezer, flex and plug

- 2 ***BUFFALO enamel cased electric soup tureens, flexes and plugs***

- 3 ***SHARP R21ATP modern stainless steel cased electric commercial microwave ovens, all controls, timers, flexes and plugs***

Stainless steel 4-slot toaster, flex and plug

MERRYCHEF stainless steel cased electric commercial microwave oven, all controls, timers, flex and plug

90cm stainless steel faced catering bench, with undershelf, to tubular metal leg frame

Multiplug adaptor, flex and plug

90cm stainless steel faced catering shelf

Magnetic utensil lath

PRODIS stainless steel cased electric commercial 3-door refrigeration cabinet, with salad dispenser, LCD thermostatic display, integral compressor, flex and plug

- 2 120cm stainless steel faced catering shelves

Aluminium tab grabber

LINCAT stainless steel cased twin sliding door hot cupboard unit, with raised heating shelf, LCD thermostatic display, integral compressor, flex and plug

- 2 WOODS variable speed fan control switches

120cm stainless steel faced catering bench, with undershelf, to tubular metal leg frame

PANTHEON stainless steel cased electric commercial tabletop single well deep fat fryer, all controls, baskets, flex and plug

FALCON stainless steel cased gas fired char grill, all controls, fittings and piping to supply

Stainless steel 2-tier stand to ditto with fitted castors

BLUE SEAL stainless steel cased gas fired salamander steak grill, all controls, fittings and piping to supply

BLUE SEAL stainless steel cased 6-burner gas fired catering range, with single door oven, all controls and piping to supply

FALCON stainless steel cased gas fired twin well floor standing deep fat fryer, all controls, baskets and piping to supply

- 2 90cm railed catering shelves

300cm formation of stainless steel faced fume extraction canopy, with 5 grease filters, full height splashback and ducting to remote extractor fan

Heavy-duty window recessed electric air intake fan and wiring to point

180cm heavy-duty stainless steel faced tray edge twin well wash up unit, with undershelf, to tubular metal leg frame

- 4 Chrome plated water supply taps

Melamine faced insect panel

Red enamelled circular framed and glazed electric wall clock

Plastic cased liquid soap dispenser

Plastic cased drum type paper towel dispenser

NOTE The granolithic flooring remains the property of Hall & Woodhouse and is thus excluded from this inventory

A quantity of loose catering effects used and necessary to the trade of the house

WASH UP/UTILITY STORE

180cm ceiling electric fluorescent striplight fitting and tube in perspex trough shade

Plastic cased liquid soap dispenser

Plastic cased paper towel dispenser

200cm stainless steel faced tray edge single well wash up unit with twin grooved side drainer and part-undershelf, to tubular metal leg frame

2 Chrome plated water supply taps

SMEG modern stainless steel cased electric commercial cabinet dishwashing machine, all controls, fittings and wiring to point

Brass service bell

130cm stainless steel faced catering bench, with undershelf, to tubular metal leg frame

2 210cm melamine storage shelves

Aluminium tab grabber

BREVILLE jug type kettle, flex and plug

WRAPMASTER cling film dispense unit

70cm woodgrain storage shelf to enamelled gallows wall bracket supports

LOGIK white enamel cased chest type freezer, flex and plug

PHILIPS multiplug adaptor, flex and plug

Moulded plastic 5-tier storage rack

Stainless steel cylindrical hot water boiler, with branch supply tap, flex and plug

ECOLAB aluminium cased insectocuter, flex and plug

SMEG stainless steel cased electric commercial cabinet glass washing machine, all controls, fittings, flex and plug

2 *LOGIK jug type coffee making machines, flexes and plugs*

MAIDAID modern stainless steel cased electric commercial cabinet ice making machine, all controls, fittings, flex and plug

BEKO white enamel cased upright single door refrigerator, flex and plug

KENWOOD stainless steel cased microwave oven, all controls, timers, flex and plug

White enamelled rubbish sack holder

Broom and shaft

FREEZER/DELIVERY STORE ADJOINING

180cm modern ceiling electric fluorescent striplight fitting and tube in perspex trough shade

2 *PRODIS modern stainless steel cased electric commercial upright single door freezers, with LCD thermostatic displays, integral compressors, flexes and plugs*

90cm railed 4-tier storage rack

GRAM white enamel cased stainless steel topped chest type freezer, flex and plug

Steel framed locking bar

Perspex silhouette plaque re FIRE EXIT

3 Plastic mop buckets

3 Mops and shafts

Single-ended spanner

SNOWFLAKE modern stainless steel cased electric commercial upright single door refrigerator, with LCD thermostatic display, integral compressor, flex and plug

PART 4

DRAUGHT BEER STORE

Wall emergency electric light fitting, holder, bulb and boxed perspex shade

150cm ceiling electric fluorescent striplight fitting and tube in perspex trough shade

75cm black enamelled 3-tier storage rack

120cm railed steel framed 4-tier storage rack

Graduated keg gauge

Rubber headed mallet

4 KAYEL auto-tilt beer keg stillage racks

NOTE The 220cm galvanised steel framed raised stillage rack with 4 auto-tilts and YALE chain-link barrel hoist remain Brewery Property, thus excluded from this inventory

Modern white enamel cased single fan cellar cooling unit and wiring to compressor

90cm painted blue steel framed storage rack

CO2 type fire extinguisher

Mop and shaft

Broom and shaft

A quantity of nylon plastic beer taps

PART 5

PRIVATE ACCOMMODATION

LOBBY FOOT OF STAIRS

Cord electric light pendant, holder and bulb

The installation of burglar alarm system as set throughout the entire premises (no code)

Patent combination door lock

UTILITY STORE ADJOINING

Ceiling electric light fitting, holder, bulb and circular perspex shade

LOBBY ADJOINING

Ceiling electric light fitting, holder and bulb

The installation of modern electronic fire alarm system as set throughout the entire premises with central control panel here

LOBBY TO BAR AND KITCHEN

Nil

OFFICE OFF

Cord electric light pendant, holder and bulb

The installation of modern electronic CCTV video surveillance system comprising:

Flat split screen colour CCTV monitor

Hard disc drive multiplexer

7 Various hideaway CCTV video surveillance cameras

Heavy-duty fire-resistant steel safe and key

Ditto single chair

Water type fire extinguisher

Pine framed magic marker/cork inset notice panel

Enamelled lockable cash box

PART 6

OUTSIDE

FRONT OF HOUSE

Long length of storm-proof electric light cabling with 58 holders and bulbs

Tube to landlord's striplight fitting

Ceiling electric light fitting, holder, bulb and wrought iron flush fitting glazed lantern shade (to smoking solution)

3 Wrought iron scrollwork hanging brackets

12 Moulded plastic terracotta wall mounted plant tubs

The installation of plant irrigation system as set throughout the house fascia and connections in

3 Green plastic wall mounted plant troughs and contents

4 Iron bound wooden plant tubs and contents

Moulded concrete plant tub and contents

2 Wrought iron pedestal electric light fittings, holders, bulbs and copper glazed lantern shades

2 160cm heavy railed timber garden bench settles, with wooden armrests

150cm ornate wrought iron craftsmen-built iron framed twin polished railed garden bench settle

130cm similar custom-made wrought iron framed railed wooden panel back bar bench settle with decorative floral motif railed panel back lettered THE HORNS INN

LOWER PATIO AREA

1280cm twin return formation of quality treated timber framed picket enclosure fencing to upright bearer supports

- 2 500cm x 300cm formations of treated framed garden pergola with heavy-duty canvas sail canopies
- 4 Single branch wall electric light fittings, holders, bulbs and glazed lantern shades

Long length of fairy lights, flex and plug (in 2 sections)

Long length of perspex neon rope lighting to ditto

240cm railed picnic bench seat table to cantilevered leg frame

- 2 150cm railed timber picnic bench seat tables to cantilevered leg frames
- 4 Plastic terracotta plant pots to house sign
- 2 Tubes to house swing sign fitting
- 2 Bulbs to ditto

The installation of external duty electrical supply to enable use of these illuminations here

GARAGE STORE

150cm ceiling electric twin fluorescent striplight fitting and tube in perspex trough shade

- 2 Modern 180cm ceiling electric fluorescent striplight fittings and tubes in perspex trough shades

The formation of NORBORD interior wall cladding to surround walls

- 2 Railed wooden 6-tier open shelf storage racks
- 2 Stainless steel catering benches
- 14 Various wooden framed dining chairs (in reserve)

The installation of electrical supply to enable use of this garage as pub workshop

- 12 Boxed garden umbrellas and poles
- 12 Boxed garden umbrella bases

CAR PARK LEFT OF HOUSE

LED floodlight fitting and tube

Wrought iron scrollwork single swan-necked branch wall electric light fitting, holder, bulb and massive polished copper glazed lantern shade

Perspex car park disclaimer notice

Painted wooden easel blackboard panel

- 2 Wrought iron scrollwork hanging brackets

Metal cased atmospheric door spring

- 4 Lesser plastic terracotta wall mounted plant pots

- 3 Larger ditto

- 2 Novelty painted wooden wall mounted cartwheels

Galvanised steel cigarette bin

PRIVATE RUBBISH YARD

240cm formation of stained railed timber garden fence panelling to upright wooden bearer supports

NOTE The paladin bins and wheelie bins here are **ON HIRE** thus are excluded from this inventory

CAR PARK

- 2 Heavy-duty padlocks, hasps and staples (to rear store)
- Galvanised steel wall mounted 4-divisional bicycle rack

RIGHT HAND SIDE OF HOUSE

- External duty emergency electric light fitting, holder, bulb and shade
- 2 Ditto LED floodlight fittings and tubes
- Modern metal cased atmospheric door spring
- 150cm enamel cased electrically-retractable garden canopy
- Treated timber framed shiplap panel back garden storage shed under felt roof, with single door cut and hung
- Moulded concrete cigarette bin
- 2 Wrought iron scrollwork hanging brackets as before
- 120cm formation of steel mesh compressor enclosure
- 400cm x 200cm twin return formation of brick-built garden barbecue under rustic wooden framed canvas canopy, to upright bearer supports
- Custom-made iron framed boxed fire basket with mesh cooking rack
- Stainless steel catering bench, with undershelf, to tubular metal leg frame
- Railed stainless steel 2-tier catering shelf
- 750cm x 250cm formation of heavy-duty raised wooden decking area with boxed wooden step
- 120cm stained railed timber picnic bench seat table to cantilevered leg frame
- 160cm heavy railed timber picnic bench seat table to cantilevered leg frame

160cm heavy railed timber garden bench settle with wooden armrests as before

FRONT RIGHT HAND TRADE GARDEN

3600cm return formation of stained treated timber picket fence panelling with pair of double gates, 2 single gates and all upright bearer supports

- 4 160cm heavy railed timber picnic bench seat tables to cantilevered leg frames
- 10 150cm similar railed timber picnic bench seat tables to cantilevered leg frames

50 metre formation of rustic wooden ranch style fencing with upright wooden bearer supports and galvanised steel mesh base panelling (to form nature reserve)

MAIN REAR TRADE GARDEN

- 2 120cm railed timber picnic bench seat tables to cantilevered leg frames
- 7 160cm railed timber picnic bench seat tables to cantilevered leg frames
- 150cm railed timber picnic bench seat table to cantilevered leg frame
- 3 240cm railed decking picnic bench seat tables to cantilevered leg frames

The formation of high quality stout timber framed garden children's activity play apparatus comprising:

Wooden framed ropewalk bridge

Wooden framed overhead "monkey bars" apparatus

- 2 Wooden framed tightropes

Wooden framed cargo net rope bridge

Wooden framed balance beam

Wooden framed chain-hung tyre swing bridge

Wooden framed rope bridge, with twin handrails

Wooden framed activity climbing wall

REAR PRIVATE GARDEN

- 3 LED floodlight fittings and tubes with infrared movement sensors

Iron framed crate trolley

5300cm multi-return formation of full height wooden fence panelling, with upright bearer supports and 2 twin-door garden gates, cut and hung

1700cm return formation of treated picket fence panelling with single gate cut and hung (to separate kitchen garden)

- 3 Raised wooden garden flower beds to ditto

The formation of raised wooden decking

Approx. 20 sq. metres

ON ROOF

BBC 1, BBC 2 and ITV colour television aerial and leads in

TERMS OF ENGAGEMENT AND LIMITATIONS
ATTACHED TO INVENTORY VALUATION

In accordance with our standard practice we must state that this Inventory and Valuation is for the use only for the parties who have instructed the firm of A. W. GORE & CO and no responsibility is accepted to any third party for the whole or any part of its content.

THE INVENTORY

- A) The descriptions of the items enumerated in this Inventory are intended for the purpose of identification only and measurements, whether linear or of an area, are approximate and should not be used for any other purpose.
- B) The content has been prepared in accordance with the Landlord's sale and purchase requirements between Tenants and the Company's comments (if any) have been taken into consideration.
- C) **REGULATORY REFORM (FIRE SAFETY) ORDER 2005**
As the deemed 'Responsible Person' it is imperative that you complete and maintain your own up to date Fire Risk Assessment for any inspection that may be made by the Local Fire Authority Officer or other Approved Competent Authority. We stress that we cannot give either implied or actual warranty that the present arrangements will comply with existing or future imposed conditions. The inventory contents are listed and assessed on the basis that the existing arrangements are satisfactory for the purpose of their intended use.

THE VALUATION

- (A) We have taken into account material factors, which, in our opinion, affect the value, including such matters as age, quality, condition, suitability and usage.
- (B) cursory inspections only have been carried out of individual items and casings/coverings of electrical/mechanical items have not been removed. It follows, therefore, that we are unable to guarantee condition or workability but, wherever possible, allowances have been given in the overall valuation for the service and/or repair.
- (C) Where specialist Reports are required, the Purchaser should give sufficient notice of such intention, especially having regard to the date of change completion.
- (D) Valuation is based on the usual custom of the trade 'going concern' basis as it applies to a licensed trade public house/hotel or premises.
- (E) The Valuation cannot be guaranteed over time but is a figure, which in the opinion of A.W. GORE & CO, can readily be achieved upon immediate resale. Attention is drawn to the fact that the items in the Inventory are second-hand and some may be of little or no value and this has been taken into account in arriving at the overall price.
- (F) Instructions have been received strictly on the understanding that value is assessed and settled on a 'global' basis and that there is no implication that separate Valuations are to be agreed.
- (G) The Valuation assumes that there are no undisclosed matters, which would affect our opinion of value and, unless otherwise indicated, the use of equipment and furnishings presently complies with Public Health and Safety requirements. Safety Certificates where possible have been obtained in respect of portable electric appliances (those with cables and plugs) and main gas apparatus.
- (H) A.W. GORE & CO are unable to accept any responsibility for matters which arise following completion and which may be affected by such matters or similar as Government Statute, Local Authority Regulations, Public Health Reports or defects in structure.

LEASE AGREEMENT/HIRE ITEMS & THIRD PARTY OWNERSHIP

A.W. GORE & CO have endeavoured to establish such ongoing liabilities and attention is drawn to the form of Undertaking signed by the Vendor. The Purchaser should note that the continued use of equipment, which is subject to lease or hire, may imply a contract in the longer term with the lessor/hirer.

IMPORTANT NOTE

**AN INVENTORY IS A DEPRECIATING ASSET
AND REGULAR MAINTENANCE AND SERVICE CAN IMPROVE RESIDUAL VALUE**

Invoice

Hall and Woodhouse Ltd
The Brewery
Blandford St Mary
Dorset
DT11 9LS
Ref; 'The Horns Inn', Wimborne, BH21 7AA.

September 21, 2022. No. 97169.

Uplift and dispose of the existing floorcoverings in the lounge, two bedrooms and on the stairs and landing.

Supply and fit Endless Charm Heathers (colour 'Dark Granite 380').

The installation was completed using the existing gripperods (replaced and 'double banked' where required), Magic 10mm PU foam underlay, the relevant chrome effect door bars and a seam in the lounge alcove as discussed.

Labour and materials £2,120.00 + £424.00 vat @ 20% = £2,544.00.

For bacs payments account no. 36084911 sort code 23-05-80 Gary Godwin Carpet Fitting Metro Business

Gary Godwin Carpet Fitting

35 Cutlers Place, Wimborne, BH21 2HU

Telephone 07836 578170

garygodwincarpetfitting@gmail.com

VAT registered no 945 0446 24

AN INVENTORY

of the

TENANT'S FIXTURES, FITTINGS, FURNITURE and EFFECTS

at

**THE HORNS INN
Burts Hill
Colehill
WIMBORNE
Dorset
BH21 7AA**

The Property of: ANTLER PUB CO. LTD

Valuation date: 11TH AUGUST 2022

**A W GORE & CO
Licensed Property Valuers
3 Church Hill
Patcham Old Village
BRIGHTON
East Sussex BN1 8YE
Tel: (01273) 565621**

PART 1

GROUND FLOOR

ENTRANCE LOBBY OFF CAR PARK

Chain-hung cord electric light pendant, holder, bulb and ornate leaded glass lantern shade

Large polished wooden framed and glazed card mounted vintage black and white photographic print re EAST STREET, WIMBORNE

Vintage polished brass telescope on folding wooden leg frame

Vintage iron bound wooden floor standing barrel

Modern metal cased atmospheric door spring

Large frosted glass boxed floor standing vase with dried floral contents

Large gilt framed and glazed card mounted vintage sepia photographic print re THE SQUARE, WIMBORNE

The brown ribbed nylon fibre matting to plan

Approx. 2 sq. metres

LEFT HAND DINING AREA (CARPETED)

2 Ceiling emergency electric light fittings, holders, bulbs and boxed perspex shades

Twin swan necked branch wall emergency electric light fitting with perspex illuminated silhouette sign

Chain-hung black enamelled 5-branch ceiling electric light fitting, holders, candle sconces and bulbs

- 3 Contemporary wall electric light fittings, holders, bulbs and copper uplighter shades
 - 330cm twin return wrought iron curtain rod with scrollwork end finials
 - 100cm ditto curtain rod with scrollwork end finials
 - 160cm ditto curtain rod with scrollwork end finials
- 2 Pairs of single width grey lined fabric curtains
 - Approx. 6.4 ctn. metres
- 4 Woven silkene curtain ties
- 4 Brass curtain tie hooks
 - Pair of vintage binoculars in matching case
- 6 Decorative pewter pedestal goblets
- 2 Graduated vintage copper tankard measures
 - Vintage copper spirit jack
 - Polished wooden framed and glazed card mounted vintage black and white photographic print re WIMBORNE EASTBROOK
 - Gilt framed and glazed card mounted vintage tinted colour photographic print re EAST STREET AND MINSTER TOWERS, WIMBORNE
 - Polished wooden framed and glazed card mounted vintage black and white photographic print re WIMBORNE
 - Gilt framed and glazed card mounted vintage tinted colour photographic print re THE SQUARE, WIMBORNE
 - Vintage ceramic floor standing pot and lid
 - Brass framed gauze spark guard
 - Brown glazed demijohn with artificial floral display
 - Cast iron single glass panel door solid fuel burner with integral chimney flue
- 3 WHARFEDALE miniature wall mounted extension speakers and wiring into system

Vintage wooden framed washboard

Vintage wrought iron cutting blade with wooden handle

NOTE The vintage gun cases, gun, cartridge pouch and stag's head are excluded from this inventory

Polished wooden framed and glazed card mounted black and white sketching re PRESENT HORNS INN

Ditto re ORIGINAL HORNS INN

Painted wooden lath with 2 pegs

Large polished wooden framed plate glass mantle mirror

Vintage EMPRESS sewing machine on wooden base

Shaped painted wooden floral patterned tabletop bottle stand

150cm heavy wooden framed sideboard table to polished wooden leg frame

A quantity of decorative display books

Vintage stoneware storage jar

Moulded gilt framed reproduction oil painting re LADY'S PORTRAIT

Vintage stoneware advert flagon lettered IND COOPE

2 Vintage brown stoneware decorative bottles

Vintage copper pot with loop handle

Vintage stoneware flagon

Larger ditto

Wooden framed baize inset tabletop pool table

IRONMONGERY black enamel cased atmospheric door spring

Hogarth framed and glazed black and white print re DOG

Moulded gilt framed reproduction oil painting as before re LADY'S PORTRAIT

Stained framed and glazed card mounted colour print re MONOPOLY, WIMBORNE, DORSET PUB EDITION

2 Polished wooden wall mounted decorative seashell galleon motif wall plaques

2 Polished wooden framed and glazed card mounted colour cartoon prints re THE RULES OF GOLF

VONSHEF stainless steel cased electric commercial hot water boiler, with branch supply tap, flex and plug (in cellar)

Large polished wooden framed and glazed card mounted vintage sepia photographic print re COUNTRY ESTATE

Polished wooden framed and glazed vintage black and white photographic print re THE HORNS

Vintage stoneware decorative bottle

Lesser brown ceramic ditto

Large gilt framed and glazed card mounted colour print re HUNTSMEN SMOKING

2 Ornate moulded brass cherub motif wall mounted candle holders

2 Graduated orange ceramic teapots

Miniature brass decorative box

Miniature brass candlestick

Polished wooden framed colour print re THATCHED HOUSES

Polished wooden framed and glazed collection of vintage sepia photographic prints re GLENEAGLES, 1921

Pair of vintage opera glasses in original box

Vintage pewter tankard

Vintage brass table crumb tray and brush

2 Various moulded ceramic beer mugs

2 Stained framed plate glass advert mirrors re COCA-COLA

Ditto polished wooden framed and glazed vintage black and white photographic print re THE HORNS

3 Polished wooden framed kiddie's highchairs

- Polished tapered wooden leg framed panel back counter stool chair with padded back and seat cushion covered brown leatherette
- 14 Polished wooden framed lath back dining chairs with padded seat cushions covered various tapestry fabric
- 10 Lightwood framed shaped panel back dining chairs with padded seat cushions covered various pictorial fabric
- 2 Polished turned wooden leg framed rail back chairs with padded seat cushions covered tapestry fabric
- 185cm heavy polished wooden cross stretcher framed bar bench settle, with padded and studded seat cushion covered grey leatherette
- 3 Loose scatter cushions to ditto
- 3 70cm square polished wooden top tables to square leg pedestal frames
- 2 140cm x 90cm heavy wooden top tables to square leg frames
- 183cm x 70cm polished wooden top table to turned wooden pedestal cross stretcher frame
- The burgundy ground contemporary patterned wool pile hessian backed carpet to plan
- Approx. 36 sq. metres
- The underfelt to ditto
- Approx. 36 sq. metres
- The gripper rod edging to ditto

LOBBY TO TOILETS

- Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade
- 2 Recessed ceiling electric light fittings, holders and bulbs
- Recessed ceiling movement sensor
- Plastic cased recessed ceiling extractor fan

80cm burgundy ground patterned lined tapestry fabric roman blind fitting and draw cords

Plastic cased wall mounted hand sanitiser

White ribbed ceramic floor standing vase with artificial floral display

- 2 Polished wooden framed and glazed card mounted vintage black and white prints re T. HEATH

Plastic easel notice re WET FLOOR

- 2 Ditto atmospheric door springs

Polished wooden framed and glazed card mounted vintage Ordnance Survey map re NORTH DORSET

The ditto carpet to plan

Approx. 3 sq. metres

GENTS

URINAL

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

- 3 Recessed ceiling electric light fittings, holders and bulbs

Chrome plated battery electric air sanitiser

Door mounted painted sign written wooden notice re MAN CAVE

Stained framed and glazed vintage sign re POKER ROOM

Vintage enamelled wall plaque re NORTON BRITISH MOTORCYCLES

Vintage enamelled pictorial wall plaque re DEPENDABLE SERVICE

Ditto re NORTON

Ditto re INDIAN MOTORCYCLE

Shaped similar ditto re HARLEY-DAVIDSON

Wall mounted pictorial wooden wall plaque re VINTAGE
SPEEDMASTER'S RACE

Vintage enamelled wall plaque re CHAMPION

Ditto re BSA

Plastic cased liquid soap dispenser

Polished wooden framed plate glass vanity mirror

Vintage enamelled advert plaque re 1934 INDIAN

Lesser ditto re SOME DO DRUGS etc.

Plastic flip-top waste bin

NOTE The INITIAL sanitary ware is **ON HIRE** thus is excluded from this inventory

WC

Recessed ceiling electric light fitting, holder and bulb

Plastic pan brush and holder

Plastic drum type toilet fitting

Wrought iron single hook

LADIES

VANITORY LOBBY

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

Recessed ceiling electric light fitting, holder and bulb

Plastic ceiling recessed toilet fan

Shaped painted wooden sign written blackboard panel lettered LIFE IS BEAUTIFUL

Ditto battery electric air sanitiser

- 2 Polished wooden framed and glazed card mounted collections of 3 colour prints re STILL LIFE

Floor standing waste bin

Plastic cased liquid soap dispenser

Polished wooden framed plate glass vanity mirror

Polished wooden framed plate glass dressing mirror

LEFT HAND WC

Recessed ceiling electric light fitting, holder and bulb

Wrought iron single coat hook

Plastic drum type toilet fitting

Plastic pan brush and holder

Plastic flip-top sanitary bin

RIGHT HAND WC

Recessed ceiling electric light fitting, holder and bulb

Plastic pan brush and holder

Plastic flip-top sanitary bin

Plastic drum type toilet fitting

Wrought iron single coat hook

DISABLED TOILET

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

Recessed ceiling electric light fitting, holder and bulb

Ditto ceiling recessed toilet fan

Chrome plated battery electric air sanitiser

Polished wooden framed plate glass dressing mirror

Plastic cased liquid soap dispenser

Plastic cased drum type paper towel dispenser

3 Tubular white enamelled wall mounted handrails

Tubular white enamelled adjustable wall mounted handrail

Plastic pan brush and holder

Plastic flip-top bin

BABYMINDER plastic cased wall mounted foldaway baby changing table and all fittings

2 Wrought iron coat hooks

The heavy-duty ferrous granolithic flooring to plan

Approx. 3 sq. metres

CENTRAL DINING AREA (WOODEN FLOOR)

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

Ditto twin branch wall emergency electric light fitting with perspex illuminated silhouette sign

Chain-hung black enamelled 5-branch ceiling electric light fitting, holders, candle sconces and bulbs

- 2 Brass single swan necked branch wall electric picture striplight fittings and tubes
- 3 Wall electric light fittings, holders, bulbs and contemporary copper uplighter shades as before
 - 330cm twin return wrought iron curtain rod with scrollwork end finials
 - 105cm ditto curtain rod
- 1.5 Pairs of ditto grey lined fabric curtains
 - Approx. 8 ctn. metres
- 3 Woven silkene curtain ties
- 3 Brass curtain tie hooks
- 2 WHARFEDALE wall mounted extension speakers as before
 - Large pine framed bevelled edged plate glass mantle mirror
 - Shaped contemporary glazed wall mounted electric mock log burning room heater, flex and plug***
 - Modern black enamel cased atmospheric door spring
- 3 Vintage stoneware hot water bottles
 - Vintage copper loop-handled kettle
 - Decorative shaped coloured glass bottle
- 2 Vintage brass candlesticks
 - Vintage stoneware flagon
 - Vintage pewter loop-handled kettle on decorative moulded oil burner base
 - Stained framed and glazed card mounted collection of 3 vintage notices re THE PERFORMING RIGHTS SOCIETY
- 2 Ditto framed and glazed colour cartoon prints re THE RULES OF GOLF
 - Modern black enamel cased atmospheric door spring
 - Decorative wooden miniature twin-wheeled horse cart

- Vintage metal cased food press
- A quantity of decorative display books
- 2 Polished wooden framed and glazed card mounted vintage sepia photographic prints re WIMBORNE
- Decorative ceramic clown motif figurine
- Clear glass beer stein
- 15 Vintage ceramic beer mugs/steins
- Foam type fire extinguisher
- Plaque to door re STAFF ONLY
- Painted wooden lath with 2 hanging hooks
- Large painted wooden menu blackboard to ditto
- Vintage wrought iron manual coffee bean grinder on wooden drawer base
- IBERITAL heavy-duty coffee bean grinding machine, all controls, fittings, flex and plug***
- MONROC modern stainless steel cased electric commercial cappuccino/espresso coffee making machine, all controls, fittings and connections in (pressure test required)***
- 140cm vintage polished wooden framed sideboard unit with brass loop drawer handles
- 10 Ditto polished wooden framed lath back dining chairs as before
- 10 Lightwood framed shaped panel back dining chairs as before
- 2 70cm square polished wooden top tables to turned wooden pedestal leg frames
- 3 120cm x 70cm wooden top tables to polished wooden square leg pedestal cross stretcher frames
- 200cm x 90cm heavy oak top wooden draw leaf table to square leg frame (in other bar)
- 110cm circular wooden top table to square leg frame
- The brown chevron patterned nylon fibre matting to entrance well

RIGHT HAND PUBLIC BAR AREA

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

Wall emergency electric light fitting, holder, bulb and boxed perspex silhouette shade

Ditto twin swan necked branch wall emergency electric light fitting as before

- 4 Brass industrial style ceiling electric spotlight fittings, holders and high-powered pigmy spot bulbs

- 2 Brass chain-hung cord electric light pendants, holders, bulbs and shaped Art Deco amber glazed domed shades

Brass industrial pipework style bulkhead wall electric light fitting, holder, bulb and shade

Wrought iron scrollwork single branch wall electric light fitting, holder, bulb and cream card fabric shade

Brass single swan necked branch wall electric light fitting, holder, bulb and cylindrical patterned glass shade

Wrought iron scrollwork twin branch wall electric light fitting, holder, bulb and frosted glass uplighter shades

Modern linear ceiling electric light fitting with 4 adjustable spotlights, holders and bulbs (to dartboard)

220cm wrought iron curtain rod and rings with ornate scrollwork end finials

330cm twin return wrought iron curtain rod with scrollwork end finials

- 2 Pairs of brown ground check patterned lined fabric curtains

Approx. 6.6 ctn. metres

- 4 Woven silkene curtain ties as before

- 4 Brass curtain tie hooks

- 4 WHARFEDALE wall mounted extension speakers as before

- 4 Vintage fishing rods (to ceiling beams)

Large vintage enamelled pictorial advert wall plaque re REMINGTON

Wall mounted blockboard print re THIS HOUSE

Vintage wrought iron peat cutting tool with wooden handle

Novelty enamelled plaque re WANTED

Ditto re FREE BEER TOMORROW

SAMSUNG 42" plastic cased flat screen wall mounted colour television, all controls, fittings, flex and plug

Brass snaffle bit with leather horse strap

Wrought iron shoe motif wall plaque

Painted wooden framed fibre inset dart protection panel with painted scoreboard

WINMAU foam type dartboard surround

WINMAU bristle dartboard

Large aluminium framed magic marker notice panel

Pair of wall mounted vintage bullhorns

Vintage leather horse's backplate with brass studs

Vintage wrought iron silage shovel with wooden handle

Pair of vintage iron framed wooden horse hames and chains

Brass snaffle bit

Wrought iron scrollwork coat rack with 2 twin wrought iron coat hooks

Wrought iron gin trap

Larger wrought iron silage shovel with wooden handle

500cm x 180cm formation of rustic pine plank wall cladding to rear of this wall

Moulded plastic kiddie's booster seat

EXIDOR modern metal cased panic bolt fitting

130cm painted pine framed Welsh dresser unit, with 3 drawers and 3-door cupboard under

Perspex Covid panel (in reserve)

Painted wooden wall mounted events blackboard

Polished wooden framed and glazed card mounted vintage black and white photographic print re THE HORNS

- 7 Polished wooden framed and glazed card mounted colour cartoon prints re BULLS

- 3 Various polished wooden jewellery/storage boxes

Vintage polished copper oil lamp style portable electric light fitting, with glass chimney shade

- 2 Vintage hurricane lanterns

- 2 Stained framed and glazed card mounted colour prints re T. HEATH

Novelty polished wooden wall mounted box

Painted wooden blackboard panel

Modern black enamel cased atmospheric door spring

Polished wooden framed and glazed card mounted vintage black and white photographic print re HORNS INN PUB SIGN

- 2 Beam mounted polished wooden decorative oars

Rustic wooden wall plaque with mounted bull's horns

Pair of vintage binoculars in leather case

- 2 Miniature black enamelled pierced nightlight lanterns

Ceramic duck motif pot

Pair of ENSIGN binoculars in contemporary black vinyl case

- 6 Polished wooden framed and glazed card mounted colour cartoon prints re BULLS as before

POLAROID 48" flat screen wall mounted colour television, all controls, fittings, flex and plug

The installation of SKY HD TV system

Novelty plaque re IF IT BARKS

The custom-made fabrication of quality wrought iron twin door fire protection panel

Pair of leather-bound bellows

Cast iron twin glass panel door solid fuel burner with integral chimney flue

Brass fireside companion set

Painted enamelled vintage loop-handled coal scuttle

Vintage copper coal scuttle

Vintage copper coal scoop

60cm polished wooden display shelf on folding gallows bracket support

4 Wrought iron hooks to counter fascia

Polished tapered wooden leg framed lath back Boston counter stool chair with padded and studded seat cushion covered brown leatherette

Stained tapered wooden leg framed panel back counter stool chair with padded back and seat cushions covered brown leather

8 Heavy polished turned wooden leg framed counter stools with solid saddle seats

Polished tapered wooden leg framed ladder back Boston counter stool chair with padded seat covered tan leatherette

Similar polished tapered wooden leg framed Boston lath back counter stool/chair with padded seat covered brown leatherette

2 Stained tapered wooden leg framed panel back counter stool chairs with padded back and seat cushions covered brown leatherette

4 Polished turned wooden leg framed lath back dining chairs with padded seats covered various tapestry fabric

3 Polished turned wooden leg framed rail back dining chairs with padded seats covered ditto tapestry fabric

Fully upholstered 2-seater Chesterfield settee with padded ad buttoned back and seat cushions covered blue leather

4 Loose scatter cushions to ditto

200cm heavy polished wooden bar bench settle with shaped end leg panels and padded squab seat cushion covered grey leatherette

3. Pictorial loose scatter cushions to ditto

2. 70cm heavy square butcher's block top poseur tables, with railed undershelves, to square leg frames

60cm circular wooden top table to polished turned wooden pedestal leg frame

120cm x 70cm wooden top table to polished square leg cross stretcher frame

183cm x 60cm heavy wooden top table to polished turned wooden cross stretcher leg frame

The ribbed chevron patterned nylon fibre matting to entrance well

Dart oche strip

The ditto ribbed chevron patterned nylon fibre matting to side entrance

Approx. 2.5 sq. metres

PART 2

BAR SERVERIES

CENTRAL BAR SERVERY

- 2 Industrial style ceiling electric spotlight fittings, holders and bulbs
- Brass chain-hung cord electric light pendant, holder, bulb and frosted ribbed glass domed shade
- A quantity of pierced plastic glass stand matting
- Counter-mounted service bell
- 3 250ml stainless steel thimble measures
- 3 175ml stainless steel thimble measures
- 2 125ml stainless steel thimble measures
- 2 50ml stainless steel thimble measures
- 2 25ml stainless steel thimble measures
- Novelty butterfly cork extractor
- ROAD ROCKER speaker unit
- POLAR black enamel cased single glass panel door wine bottle chilling refrigerator, flex and plug***
- PRODIS modern black enamel cased twin sliding glass panel door bottle chilling refrigerator, with LCD thermostatic display, integral compressor, flex and plug***
- Circular polished wooden framed and glazed electric wall clock
- RAPID counter-mounted cork extractor
- NOTE** The beer raising equipment remains the property of the supplier and is thus excluded from this inventory

- 3 Basketwork snack baskets

NOTE The granolithic flooring remains the property of Hall & Woodhouse and is thus excluded from this inventory

MAIN PUBLIC BAR SERVERY

- 2 Industrial style ceiling electric spotlight fittings, holders and bulbs

- 3 Brass chain-hung cord electric light pendants, holders, bulbs and frosted ribbed domed glass shades as before

Circular polished wooden framed and glazed electric wall clock re
BADGER

Cordless telephone handset, cable and jack

NOTE The PDQ machine remains the property of the supplier thus is excluded from this inventory

A quantity of chrome plated bottle pourers

- 8 Various snack display baskets

- 11 Chrome plated bottle bracket supports

- 4 25ml pearl optic measures

50ml optic measure

- 5 25ml optic measures

PRODIS modern black enamel cased twin sliding glass panel door bottle chilling refrigerator, with LCD thermostatic display, integral compressor, flex and plug

Stainless steel cased electric commercial single glass panel door bottle chilling refrigerator, flex and plug

Chrome plated cocktail shaker

POSIFLEX modern touch screen panel computerised cash register till, with lockable cash drawer, plastic bill printer and wiring into system

Pair of larger bull's horns as before

Crown cork opener and plastic catcher

Glass dog biscuit jar

Novelty brass dog figurine

Hanging notice lettered DOGS WELCOME

LOBBY REAR OF SERVERY

Modern ceiling electric light fitting, holder, bulb and circular perspex shade

CO2 type fire extinguisher

Water type fire extinguisher

90cm grey enamel framed 4-tier MDF storage rack

Chain-link fly curtain (to kitchen door)

A large quantity of various pub bar games

Plastic cased liquid soap dispenser

Stainless steel wall mounted boxed wash hand basin

Plastic mop bucket

Mop and shaft

Plastic dustpan, brush and shaft set

Painted wooden blackboard panel with integral chalk shelf

Aluminium stepladder

PART 3

CATERING KITCHEN

Ceiling emergency electric light fitting, holder, bulb and boxed perspex shade

- 3 180cm ceiling electric twin fluorescent striplight fittings and tubes in perspex trough shades

PLUSZAP wall mounted electric insectocuter, flex and plug

Fire blanket and case

160cm tray edge stainless steel catering bench, with undershelf, to tubular metal leg frame

Plastic dispense with integral tray liners

Stainless steel gravity feed food slicer, flex and plug

130cm stainless steel faced catering bench, with part undershelf, to tubular metal leg frame

Bench mounted rotary can opener

ICEPOINT white enamel cased under counter single door refrigerator, flex and plug

HOTPOINT white enamel cased under counter single door freezer, flex and plug

- 2 ***BUFFALO enamel cased electric soup tureens, flexes and plugs***

- 3 ***SHARP R21ATP modern stainless steel cased electric commercial microwave ovens, all controls, timers, flexes and plugs***

Stainless steel 4-slot toaster, flex and plug

MERRYCHEF stainless steel cased electric commercial microwave oven, all controls, timers, flex and plug

90cm stainless steel faced catering bench, with undershelf, to tubular metal leg frame

Multiplug adaptor, flex and plug

90cm stainless steel faced catering shelf

Magnetic utensil lath

PRODIS stainless steel cased electric commercial 3-door refrigeration cabinet, with salad dispense, LCD thermostatic display, integral compressor, flex and plug

- 2 120cm stainless steel faced catering shelves

Aluminium tab grabber

LINCAT stainless steel cased twin sliding door hot cupboard unit, with raised heating shelf, LCD thermostatic display, integral compressor, flex and plug

- 2 WOODS variable speed fan control switches

120cm stainless steel faced catering bench, with undershelf, to tubular metal leg frame

PANTHEON stainless steel cased electric commercial tabletop single well deep fat fryer, all controls, baskets, flex and plug

FALCON stainless steel cased gas fired char grill, all controls, fittings and piping to supply

Stainless steel 2-tier stand to ditto with fitted castors

BLUE SEAL stainless steel cased gas fired salamander steak grill, all controls, fittings and piping to supply

BLUE SEAL stainless steel cased 6-burner gas fired catering range, with single door oven, all controls and piping to supply

FALCON stainless steel cased gas fired twin well floor standing deep fat fryer, all controls, baskets and piping to supply

- 2 90cm railed catering shelves

300cm formation of stainless steel faced fume extraction canopy, with 5 grease filters, full height splashback and ducting to remote extractor fan

Heavy-duty window recessed electric air intake fan and wiring to point

180cm heavy-duty stainless steel faced tray edge twin well wash up unit, with undershelf, to tubular metal leg frame

- 4 Chrome plated water supply taps

Melamine faced insect panel

Red enamelled circular framed and glazed electric wall clock

Plastic cased liquid soap dispenser

Plastic cased drum type paper towel dispenser

NOTE The granolithic flooring remains the property of Hall & Woodhouse and is thus excluded from this inventory

A quantity of loose catering effects used and necessary to the trade of the house

WASH UP/UTILITY STORE

180cm ceiling electric fluorescent striplight fitting and tube in perspex trough shade

Plastic cased liquid soap dispenser

Plastic cased paper towel dispenser

200cm stainless steel faced tray edge single well wash up unit with twin grooved side drainer and part-undershelf, to tubular metal leg frame

2 Chrome plated water supply taps

SMEG modern stainless steel cased electric commercial cabinet dishwashing machine, all controls, fittings and wiring to point

Brass service bell

130cm stainless steel faced catering bench, with undershelf, to tubular metal leg frame

2 210cm melamine storage shelves

Aluminium tab grabber

BREVILLE jug type kettle, flex and plug

WRAPMASTER cling film dispense unit

70cm woodgrain storage shelf to enamelled gallows wall bracket supports

LOGIK white enamel cased chest type freezer, flex and plug

PHILIPS multiplug adaptor, flex and plug

Moulded plastic 5-tier storage rack

Stainless steel cylindrical hot water boiler, with branch supply tap, flex and plug

ECOLAB aluminium cased insectocuter, flex and plug

SMEG stainless steel cased electric commercial cabinet glass washing machine, all controls, fittings, flex and plug

2 *LOGIK jug type coffee making machines, flexes and plugs*

MAIDAID modern stainless steel cased electric commercial cabinet ice making machine, all controls, fittings, flex and plug

BEKO white enamel cased upright single door refrigerator, flex and plug

KENWOOD stainless steel cased microwave oven, all controls, timers, flex and plug

White enamelled rubbish sack holder

Broom and shaft

FREEZER/DELIVERY STORE ADJOINING

180cm modern ceiling electric fluorescent striplight fitting and tube in perspex trough shade

2 *PRODIS modern stainless steel cased electric commercial upright single door freezers, with LCD thermostatic displays, integral compressors, flexes and plugs*

90cm railed 4-tier storage rack

GRAM white enamel cased stainless steel topped chest type freezer, flex and plug

Steel framed locking bar

Perspex silhouette plaque re FIRE EXIT

3 Plastic mop buckets

3 Mops and shafts

Single-ended spanner

SNOWFLAKE modern stainless steel cased electric commercial upright single door refrigerator, with LCD thermostatic display, integral compressor, flex and plug

PART 4

DRAUGHT BEER STORE

Wall emergency electric light fitting, holder, bulb and boxed perspex shade

150cm ceiling electric fluorescent striplight fitting and tube in perspex trough shade

75cm black enamelled 3-tier storage rack

120cm railed steel framed 4-tier storage rack

Graduated keg gauge

Rubber headed mallet

4 KAYEL auto-tilt beer keg stillage racks

NOTE The 220cm galvanised steel framed raised stillage rack with 4 auto-tilts and YALE chain-link barrel hoist remain Brewery Property, thus excluded from this inventory

Modern white enamel cased single fan cellar cooling unit and wiring to compressor

90cm painted blue steel framed storage rack

CO2 type fire extinguisher

Mop and shaft

Broom and shaft

A quantity of nylon plastic beer taps

PART 5

PRIVATE ACCOMMODATION

LOBBY FOOT OF STAIRS

Cord electric light pendant, holder and bulb

The installation of burglar alarm system as set throughout the entire premises (no code)

Patent combination door lock

UTILITY STORE ADJOINING

Ceiling electric light fitting, holder, bulb and circular perspex shade

LOBBY ADJOINING

Ceiling electric light fitting, holder and bulb

The installation of modern electronic fire alarm system as set throughout the entire premises with central control panel here

LOBBY TO BAR AND KITCHEN

Nil

OFFICE OFF

Cord electric light pendant, holder and bulb

The installation of modern electronic CCTV video surveillance system comprising:

Flat split screen colour CCTV monitor

Hard disc drive multiplexer

7 Various hideaway CCTV video surveillance cameras

Heavy-duty fire-resistant steel safe and key

Ditto single chair

Water type fire extinguisher

Pine framed magic marker/cork inset notice panel

Enamelled lockable cash box

PART 6

OUTSIDE

FRONT OF HOUSE

Long length of storm-proof electric light cabling with 58 holders and bulbs

Tube to landlord's striplight fitting

Ceiling electric light fitting, holder, bulb and wrought iron flush fitting glazed lantern shade (to smoking solution)

3 Wrought iron scrollwork hanging brackets

12 Moulded plastic terracotta wall mounted plant tubs

The installation of plant irrigation system as set throughout the house fascia and connections in

3 Green plastic wall mounted plant troughs and contents

4 Iron bound wooden plant tubs and contents

Moulded concrete plant tub and contents

2 Wrought iron pedestal electric light fittings, holders, bulbs and copper glazed lantern shades

2 160cm heavy railed timber garden bench settles, with wooden armrests

150cm ornate wrought iron craftsmen-built iron framed twin polished railed garden bench settle

130cm similar custom-made wrought iron framed railed wooden panel back bar bench settle with decorative floral motif railed panel back lettered THE HORNS INN

LOWER PATIO AREA

1280cm twin return formation of quality treated timber framed picket enclosure fencing to upright bearer supports

- 2 500cm x 300cm formations of treated framed garden pergola with heavy-duty canvas sail canopies
- 4 Single branch wall electric light fittings, holders, bulbs and glazed lantern shades

Long length of fairy lights, flex and plug (in 2 sections)

Long length of perspex neon rope lighting to ditto

240cm railed picnic bench seat table to cantilevered leg frame

- 2 150cm railed timber picnic bench seat tables to cantilevered leg frames
- 4 Plastic terracotta plant pots to house sign
- 2 Tubes to house swing sign fitting
- 2 Bulbs to ditto

The installation of external duty electrical supply to enable use of these illuminations here

GARAGE STORE

150cm ceiling electric twin fluorescent striplight fitting and tube in perspex trough shade

- 2 Modern 180cm ceiling electric fluorescent striplight fittings and tubes in perspex trough shades

The formation of NORBORD interior wall cladding to surround walls

- 2 Railed wooden 6-tier open shelf storage racks
- 2 Stainless steel catering benches
- 14 Various wooden framed dining chairs (in reserve)

The installation of electrical supply to enable use of this garage as pub workshop

- 12 Boxed garden umbrellas and poles
- 12 Boxed garden umbrella bases

CAR PARK LEFT OF HOUSE

LED floodlight fitting and tube

Wrought iron scrollwork single swan necked branch wall electric light fitting, holder, bulb and massive polished copper glazed lantern shade

Perspex car park disclaimer notice

Painted wooden easel blackboard panel

- 2 Wrought iron scrollwork hanging brackets

Metal cased atmospheric door spring

- 4 Lesser plastic terracotta wall mounted plant pots

- 3 Larger ditto

- 2 Novelty painted wooden wall mounted cartwheels

Galvanised steel cigarette bin

PRIVATE RUBBISH YARD

240cm formation of stained railed timber garden fence panelling to upright wooden bearer supports

NOTE The paladin bins and wheelie bins here are **ON HIRE** thus are excluded from this inventory

CAR PARK

- 2 Heavy-duty padlocks, hasps and staples (to rear store)
- Galvanised steel wall mounted 4-divisional bicycle rack

RIGHT HAND SIDE OF HOUSE

- External duty emergency electric light fitting, holder, bulb and shade
- 2 Ditto LED floodlight fittings and tubes
- Modern metal cased atmospheric door spring
- 150cm enamel cased electrically-retractable garden canopy
- Treated timber framed shiplap panel back garden storage shed under felt roof, with single door cut and hung
- Moulded concrete cigarette bin
- 2 Wrought iron scrollwork hanging brackets as before
- 120cm formation of steel mesh compressor enclosure
- 400cm x 200cm twin return formation of brick-built garden barbecue under rustic wooden framed canvas canopy, to upright bearer supports
- Custom-made iron framed boxed fire basket with mesh cooking rack
- Stainless steel catering bench, with undershelf, to tubular metal leg frame
- Railed stainless steel 2-tier catering shelf
- 750cm x 250cm formation of heavy-duty raised wooden decking area with boxed wooden step
- 120cm stained railed timber picnic bench seat table to cantilevered leg frame
- 160cm heavy railed timber picnic bench seat table to cantilevered leg frame

160cm heavy railed timber garden bench settle with wooden armrests
as before

FRONT RIGHT HAND TRADE GARDEN

3600cm return formation of stained treated timber picket fence
panelling with pair of double gates, 2 single gates and all upright bearer
supports

- 4 160cm heavy railed timber picnic bench seat tables to cantilevered leg
frames
- 10 150cm similar railed timber picnic bench seat tables to cantilevered leg
frames

50 metre formation of rustic wooden ranch style fencing with upright
wooden bearer supports and galvanised steel mesh base panelling (to
form nature reserve)

MAIN REAR TRADE GARDEN

- 2 120cm railed timber picnic bench seat tables to cantilevered leg frames
- 7 160cm railed timber picnic bench seat tables to cantilevered leg frames
- 150cm railed timber picnic bench seat table to cantilevered leg frame
- 3 240cm railed decking picnic bench seat tables to cantilevered leg
frames

The formation of high quality stout timber framed garden children's
activity play apparatus comprising:

Wooden framed ropewalk bridge

Wooden framed overhead "monkey bars" apparatus

- 2 Wooden framed tightropes

Wooden framed cargo net rope bridge

Wooden framed balance beam

Wooden framed chain-hung tyre swing bridge

Wooden framed rope bridge, with twin handrails

Wooden framed activity climbing wall

REAR PRIVATE GARDEN

- 3 LED floodlight fittings and tubes with infrared movement sensors

Iron framed crate trolley

5300cm multi-return formation of full height wooden fence panelling, with upright bearer supports and 2 twin-door garden gates, cut and hung

1700cm return formation of treated picket fence panelling with single gate cut and hung (to separate kitchen garden)

- 3 Raised wooden garden flower beds to ditto

The formation of raised wooden decking

Approx. 20 sq. metres

ON ROOF

BBC 1, BBC 2 and ITV colour television aerial and leads in

TERMS OF ENGAGEMENT AND LIMITATIONS
ATTACHED TO INVENTORY VALUATION

In accordance with our standard practice we must state that this Inventory and Valuation is for the use only for the parties who have instructed the firm of A. W. GORE & CO and no responsibility is accepted to any third party for the whole or any part of its content.

THE INVENTORY

- A) The descriptions of the items enumerated in this Inventory are intended for the purpose of identification only and measurements, whether linear or of an area, are approximate and should not be used for any other purpose.
- B) The content has been prepared in accordance with the Landlord's sale and purchase requirements between Tenants and the Company's comments (if any) have been taken into consideration.
- C) **REGULATORY REFORM (FIRE SAFETY) ORDER 2005**
As the deemed 'Responsible Person' it is imperative that you complete and maintain your own up to date Fire Risk Assessment for any inspection that may be made by the Local Fire Authority Officer or other Approved Competent Authority. We stress that we cannot give either implied or actual warranty that the present arrangements will comply with existing or future imposed conditions. The inventory contents are listed and assessed on the basis that the existing arrangements are satisfactory for the purpose of their intended use.

THE VALUATION

- (A) We have taken into account material factors, which, in our opinion, affect the value, including such matters as age, quality, condition, suitability and usage.
- (B) Cursory inspections only have been carried out of individual items and casings/coverings of electrical/mechanical items have not been removed. It follows, therefore, that we are unable to guarantee condition or workability but, wherever possible, allowances have been given in the overall valuation for the service and/or repair.
- (C) Where specialist Reports are required, the Purchaser should give sufficient notice of such intention, especially having regard to the date of change completion.
- (D) Valuation is based on the usual custom of the trade 'going concern' basis as it applies to a licensed trade public house/hotel or premises.
- (E) The Valuation cannot be guaranteed over time but is a figure, which in the opinion of A.W. GORE & CO, can readily be achieved upon immediate resale. Attention is drawn to the fact that the items in the Inventory are second-hand and some may be of little or no value and this has been taken into account in arriving at the overall price.
- (F) Instructions have been received strictly on the understanding that value is assessed and settled on a 'global' basis and that there is no implication that separate Valuations are to be agreed.
- (G) The Valuation assumes that there are no undisclosed matters, which would affect our opinion of value and, unless otherwise indicated, the use of equipment and furnishings presently complies with Public Health and Safety requirements. Safety Certificates where possible have been obtained in respect of portable electric appliances (those with cables and plugs) and main gas apparatus.
- (H) A.W. GORE & CO are unable to accept any responsibility for matters which arise following completion and which may be affected by such matters or similar as Government Statute, Local Authority Regulations, Public Health Reports or defects in structure.

LEASE AGREEMENT/HIRE ITEMS & THIRD PARTY OWNERSHIP

A.W. GORE & CO have endeavoured to establish such ongoing liabilities and attention is drawn to the form of Undertaking signed by the Vendor. The Purchaser should note that the continued use of equipment, which is subject to lease or hire, may imply a contract in the longer term with the lessor/hirer.

IMPORTANT NOTE

**AN INVENTORY IS A DEPRECIATING ASSET
AND REGULAR MAINTENANCE AND SERVICE CAN IMPROVE RESIDUAL VALUE**

Invoice

Hall and Woodhouse Ltd
The Brewery
Blandford St Mary
Dorset
DT11 9LS
Ref; 'The Horns Inn', Wimborne, BH21 7AA.

September 21, 2022. No. 97169.

Uplift and dispose of the existing floorcoverings in the lounge, two bedrooms and on the stairs and landing.

Supply and fit Endless Charm Heathers (colour 'Dark Granite 380').

The installation was completed using the existing gripperods (replaced and 'double banked' where required), Magic 10mm PU foam underlay, the relevant chrome effect door bars and a seam in the lounge alcove as discussed.

Labour and materials £2,120.00 + £424.00 vat @ 20% = £2,544.00.

For bacs payments account no. 36084911 sort code 23-05-80 Gary Godwin Carpet Fitting Metro Business

Gary Godwin Carpet Fitting

35 Cutlers Place, Wimborne, BH21 2HU

Telephone 07836 578170

garygodwincarpetfitting@gmail.com

VAT registered no 945 0446 24



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11022069

Charge code: 1102 206 9 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th November 2022 and created by 2 BREWS CAFE BAR LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th November 2022 .

Given at Companies House, Cardiff on 24th November 2022



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**