



FORESEEABLE MATERIAL CHANGES

Pub Name: The Weston
Pub Address: Newbridge Road
Bath
BA1 3HE

Comments made by Name & Job Title: Toby Parson, PDM

Please detail any foreseeable material changes to the pub's local area and how these might influence the costs and trading environment of the tied pub tenant

(Please only detail confirmed factual information)

Recent opening of a local competitor (formerly the Dolphin – an Enterprise pub) has been renovated and reopened by another strong local operator, Bath Pub Company. Pub will now be called The Locksbrook Inn and will be a food-led pub similar to www.marlborough-tavern.com and www.hareandhoundsbath.com who are also operated by Bath Pub Company. This is a strong competitor for The Weston.

Large student accommodation projects around Oldfield park currently under construction. Should bring more people to the immediate area but projects are on the other side of the river and given the expected demographic this may not have too much impact on the pub.

Falcon will be opening a pub 8 miles away in Timsbury, The Seven Stars. I do not expect this to provide direct competition to The Weston.