

SUPPLEMENTARY INFORMATION DOCUMENT

As at **02 Sep 2021**

Under the Pubs Code Regulations 2016, Star Pubs & Bars must make available to all prospective lessees certain information so that they can make an informed decision prior to taking on a lease. This document includes such information that, when taken together with information available from the pub advertisement on our website www.starpubs.co.uk and within the Star Pubs & Bars Code of Practice, provides all information that the Pubs Code Regulations require.

Pub Name	Falcon Ipswich
Pub Address	Falcon Street, N/A, Suffolk, IP1 1SL

1. Superior Landlord Freehold

2. Enforcement by Public Authorities

Has the premises been the subject of any enforcement actions by any Public Authority in the last 2 years?

None

3. Changes to Commercial Conditions of Local Area

Please detail any known or foreseeable changes to the commercial conditions to the local area and how these might affect costs and trading of the pub.

Lots of local commercial sites are being converted to residential therefore noise restrictions will need to be closely followed

4. Restrictions on Use

Please detail any restrictions on use of the premises such as planning restrictions, types of trading, restrictions on access (including shared access).

n/a