
From:
Sent: 17 June 2013 12:29
To: Pubs Consultation Responses
Subject: TRIM: BIS Consultation process
Attachments: Letter Re BIS.docx

Please find attached a letter to hopefully help with any decision regarding proposals for statutory intervention into the relationship between landlords and tenants

Regards

This email was received from the INTERNET.

Communications via the GSi may be automatically logged, monitored and/or recorded for legal purposes.

My name is _____ and I along with my partner _____ am an Enterprise Leaseholder. I also own & run a Freehold pub and microbrewery in _____ which is a registered SIBA Brewer.

I have run the freehold property for 3 years now, and wanted to expand within the pub business with another brewery tap. We looked at all options and the obvious/easiest route was to buy another freehold business, however, these don't come cheap and our budget just wouldn't stretch that far. We wanted a public house in the city centre of _____ and came across The _____ which we instantly loved. I approached Enterprise to look into the benefits/drawbacks of running a leasehold pub and the opportunity to go free of tie on certain products. I was then introduced to the area manager for _____ who was extremely helpful and understanding of my needs as a brewer to have our own products on.

We held several meetings and decided that this was our only way forward. Since then we haven't looked back. Between the area manager and regional manager at Enterprise they have been extremely helpful and have invested a lot of money into the _____ to make it more of a real ale house, we have gone through the plans and schemes together and they have been more than willing to help out wherever possible. The whole of the pub has now had a repaint and is well on its way to becoming a successful Real Ale house. Obviously there are advantages and disadvantages to running a leased property but I feel in our situation there is absolutely no other way we could have afforded a pub in the centre of town and the marketing support we receive off Enterprise has been excellent, I obviously get no support of this kind with my freehold property, I feel that the support I have had has also helped with the Freehold property as we get more recognition for it with the advertising of the brewery in the Lease pub so we have found a win win situation.

I would recommend anyone to explore the possibilities out there with Enterprise, they have certainly been a great support with us