

BAR TALK

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



Licensed Leisure Commercial Property

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VACCINE ROAD TO RECOVERY

Welcome to the first edition of Bar Talk. We all know that the licensed trade has had a very tough deal because of the Covid pandemic. That said the vaccine roll out now means that there is real cause for optimism. This should we hope lead to the permanent reopening of pubs and hospitality venues in the spring.

Matt Phillips and Paul Newby joined forces on 1 October 2020

As a number of you have commented we chose a really good time!

We have though, made it through the first quarter.

In fact we have been a dynamic duo keeping ourselves busy. Some of the highlights are listed below.

We have already spoken to many of you and have received some very supportive comments – so thank you.



AGENCY NEWS



Shropshire Pub Group

Shropshire Pub Group Sale

Group sale of three freehold pubs on behalf of Reclamation Inns

Sold to Red Oak Taverns



Ship Inn, Irlam, Warrington

Freehold Instruction for Punch Pubs

Strong interest with competitive bidding

Sold in excess of asking price £400k

Rosehill Tavern, Wednesbury Wheatsheaf, Rowley Regis

Two freehold sales for a National Pub Company

Combined sale price approaching £500,000

Fully funded private buyer

Triple S Club, Tipton

Freehold Instruction for Private Client

Over 40 viewings and best bids

Sale now agreed

Pubs are selling and we need more instructions to satisfy buyer demand.

We are acquiring pubs too!

Our clients Pesto Restaurants are seeking suitable pubs for conversion to their brand both on a freehold and lease basis in many post code areas.

The Pesto acquisitions flyer is available on our website at www.matthewphillipssurveyors.com

PROFESSIONAL NEWS

Paul is tasked with expanding the professional and advisory side of the business.

The first quarter has seen various new business:

- First rent review instructions received
- Advisory work for national club organisation
- Lease analysis and advice
- Expert witness appointments

Also Paul has been appointed by Expert Surveyors Group to lead the national team of independent RICS expert witnesses dealing with all aspects of property valuation in the licensed and hospitality sector. If you or your advisers are looking to appoint an expert witness please contact us.

Sshhh! – don't tell Matt but Paul has also been doing some agency work for Pesto Restaurants and for another restaurant operator with ambitious expansion plans.

If you would like to know more please give Paul a call on 07836 722950

LAST ORDERS

COMPETITION TIME! WIN A BOTTLE OF CHAMPAGNE!

Just predict the FTSE 100 index!

On 1 January 2021 the index was 6460.52

What will it be on 1 April 2021?

Provide your forecast for the FTSE 100 on 1 April 2021 by emailing paul@matthewphillipssurveyors.co.uk.

Closing date midnight on 28 February 2021 – go on, have a go!

If there is a tie a single winner's name will be drawn from Matt's Baggies hat on 1 April 2021.

Good Luck and Best Wishes
Matt & Paul



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