

HEADS OF TERMS – FOR THE SALE OF

The Cricketers, 19 Manor Road, Caddington, Luton, LU1 4EE

1.1. Vendor

Unique Pub Properties Ltd
3 Monkspath Hall Road, SOLIHULL, B90 4SJ.

1.2. Purchaser

Jawbox (Harpenden) Ltd
3 Kensworth Gate, 200-204 High Street South, DUNSTABLE, LU6 3HS

FAO: Kevin McBride

T: 07980 596686

E: kevinmcbride15@outlook.com

2. PROPERTY

The Cricketers, 19 Manor Road, Caddington, LUTON, LU1 4EE.

3. PURCHASE PRICE

A consideration of £850,000 (eight hundred and fifty thousand pounds) excluding VAT, which will be payable, for the freehold interest with vacant possession. The purchaser will pay a 10% deposit on exchange of contracts.

4. TIMESCALE

It has been agreed that the target date for exchange of contracts is 7 days from receipt of contract documentation by the purchaser's solicitor with completion 14 days thereafter.

5. MISCELLANEOUS

- 5.1 The vendor will not provide an inventory as part of the sale. All inventory remaining in the property on the day of completion is included in the sale with the exception of any items on loan or owned by third parties.
- 5.2 An EPC will be provided by the vendor (if applicable), prior to completion, but the vendor will not provide Electrical or Gas Certificates, or Asbestos Records.
- 5.3 The Premises Licence will be retained by the Vendor and surrendered following completion.

6. LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

7. PARTIES ADVISORS

7.1 Vendor's Solicitor

Andrew Bell

Gosschalks, Queens Gardens, KINGSTON UPON HULL, HU1 3DZ

T: 01482 590235

E: apb@gosschalks.co.uk

7.2 Purchaser's Solicitor

Jane Joseph

Neves Solicitors

Tollgate House, 69-71 High Street, HARPENDEN, AL5 2SL

T: 01582 715234

E: jane.joseph@nevesllp.co.uk

7.3 Purchaser's Agent

Gary Wilkin

Optimis Consulting, 16 St. Cuthbert's Street, Bedford MK40 3JG

T: 07591 382916

E: gary@optimis-consulting.co.uk

7.4 Vendor's Agent

Warren Drake

Drake & Company, 180 Piccadilly, LONDON, W1J 9HF

T: 020 7495 7500

E: warren@drakeproperty.co.uk

Dated: 15.06.21

SUBJECT TO CONTRACT