

# GRAY & SONS (CHELMSFORD) LIMITED

Rignals Lane, Galleywood, Chelmsford, Essex, CM2 8RE  
Telephone: (01245) 475181 Fax: (01245) 475182

## CODE OF PRACTICE ON THE GRANTING AND OPERATION OF TIED TENANCIES

Pubs are let on a Standard Tenancy Agreement with scheduled rent reviews every 3 years.

**Products:** Full tie for all beers, lagers, stouts including bottled beers  
Free for all wines, spirits, ciders, minerals and all other products

**AWP's:** 50/50 share arrangement after rent

	Responsibility of Gray & Sons	Responsibility of Tenants
<b>Insurance</b>		
Buildings	✓	x
Contents	x	✓
		and all other insurance (liabilities, consequential loss etc)
<b>Upkeep of building</b>		
Exterior Decorating	✓	x
Interior Decorating:		
Bars, Public Toilets	✓	x
Kitchen, Living Accom.	x	✓
General Repairs	✓	x
(any alterations or additions the tenant wishes to make <b>must</b> be discussed and approved with Gray & Sons first)		
<b>Training/Courses</b>	x	✓
<b>Technical Support</b>	x	Through breweries
<b>Notice Period</b> (except for breach of tenancy)	6 months	6 months
<b>Probation</b>	-	6 months
<b>Promotions/Marketing</b>	x	Through breweries