

# GRAY & SONS (CHELMSFORD) LIMITED

Rignals Lane, Galleywood, Chelmsford, Essex, CM2 8RE

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## SUMMARY OF RESPONSIBILITIES

Pubs are let on a Standard 6 year 'Contracted In' Tenancy Agreement with Right to Renew. Scheduled rent reviews are every 3 years unless any refurbishment work is carried out.

**Products:** Full tie for all beers, lagers, stouts and non alcoholic including bottled beers

**AWPM:** Share agreement applies – Tenant/Gray&Sons/nominated Supplier  
SWPM/pool table/juke box/music system are free of tie

### RESPONSIBILITIES

	GRAY & SONS	TENANT
<b>Insurance</b>		
Buildings	✓	x
Contents	x	✓
All other insurance	x	✓ } copy of cover
Liability insurance etc	x	✓ } required
<b>Upkeep of Building</b>		
Exterior Decorating	✓	x
Garden Maintenance	x	✓
Internal Decorating:		
Bars/Public Toilets/Cellar	✓	x
Kitchen/Private Accom. x	x	✓
Any alterations or additions the tenant wishes to make <b>MUST</b> be discussed and approved with Gray & Sons first		
<b>Electrical Installations</b>	✓	x
<b>Plumbing</b>	✓	x
<b>Maintenance of:</b>		
Kitchen extractor	✓	x
Grease Trap	✓	x
Septic Tank	✓	x
<b>Cleaning of:</b>		
Kitchen extractor	x	✓
Grease trap	x	✓
Septic Tank	x	✓
Chimney	x	✓
Certificates required for annual clean of extractors and chimneys		
<b>Payments</b>		
Beer	-	weekly by BACS
Rent	-	monthly in advance by standing order
Entry Deposit	-	lodged on change day
<b>Beer Deliveries</b>		weekly (variation over holiday periods)
<b>Training Courses</b>	x	✓
<b>Promotions/Marketing</b>	x	Through the Brewers
<b>Technical Support</b>	x	✓
<b>Notice Period</b>	6 months except for breach of tenancy	6 months
<b>Probation</b>	-	6 months