

From: James Boshier
Sent: Thursday, August 21, 2025 3:03:01 PM
To: Mark Thomson
Subject: Park Head Inn

Mark

Everard Cole is a commercial property consultancy specialising in the licensed leisure and hospitality sector which was formed in 2008 by Tom Nichols who has been in the industry for 35 years, Jon Heald who has also been in the trade for 30 years working for Scottish and Newcastle and Christie and Co and myself who has 32 year experience with Christie and Co, Chestertons, Punch Taverns and Black Sheep Brewery.

We operate nationwide and have an expert knowledge and a detailed understanding of our local markets, serviced from local offices in Cambridge, Leeds, Nottingham & Manchester.

Everard Cole provides professional advice in all areas of commercial property. We have a unique insight into the licensed leisure and development sector gained from many years in general practice working for leased and managed pub operators, the private market, restaurant and a wide spectrum of leisure operators.

Our expertise lies in property Acquisition, Disposal, Valuation and Professional Work. We pride ourselves on our professional approach and discretion, acting for a wide range of clients including Admiral Tavern, Punch Pubs, Trust Inns, RedCat, Greene King, Stonegate, McDonalds, KFC, Costa and Starbucks plus a number of local and national developers and individual freeholders and tenants.

Everard Cole operate a tailored Agency function which can assist with buying and selling of both leasehold and freehold assets. We specialise in the sale of 'going concern' businesses as Business Transfer Agents with years of specialist sector knowledge.

Our experienced team can also assist with rent reviews, lease renewals, valuations for bank lending and pension funds, Independent Expert and Expert Witness work, PIRRS and assistance with Market Rent Only (MRO) cases.

We acted in the sale of the Parkhead pub for our clients, Trust Inns who had owned the property for circa 10 years and in that time leased the property out to tenants, however the last few years have been challenging with 4 tenants failing and coming

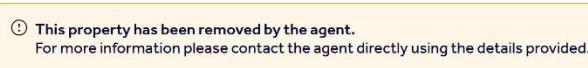
out, the final tenant failed in July 2022 and the doors were closed for good as the condition of the building and the cost to bring back to a safe, legal and compliant state were far too high to warrant and having Trust Inns advertise for a new tenant there was not one enquiry. The decision was made to sell the property.

The property went onto the market in July 2023 with an asking price of £350,000. The property was advertised on our own website, Rightmove Commercial and Daltons. During the sale process we sent out 1,064 sets of details either posted, emailed or downloaded which resulted in 8 viewings, all interested parties were for alternative use with zero interest for existing pub or restaurant use.

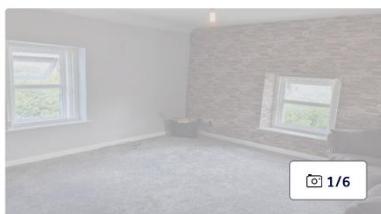
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Kind regards



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