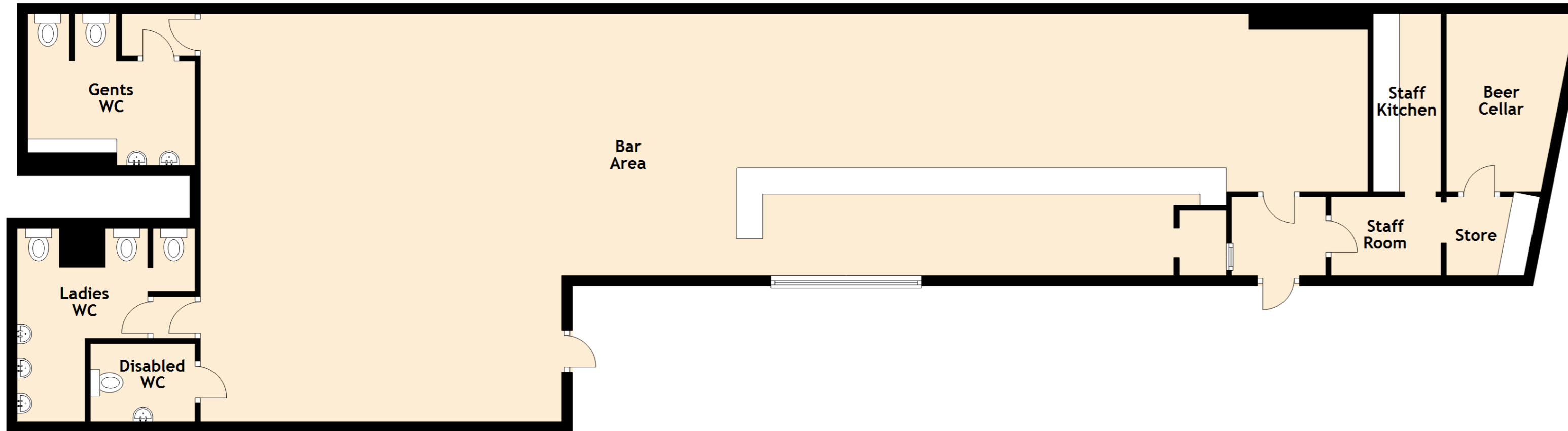


## FLOOR PLAN & DIMENSIONS:



### APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)

Bar Area	22.30m (73'2") x 7.80m (25'7")
Ladies WC	3.70m (12'2") x 3.40m (11'2")
Gents WC	3.20m (10'6") x 2.90m (9'6")
Disabled WC	2.00m (6'7") x 1.50m (4'11")
Staff Room	2.10m (6'11") x 1.50m (4'11")
Staff Kitchen	3.40m (11'2") x 1.30m (4'3")
Store	1.80m (5'11") x 1.50m (4'11")
Beer Cellar	3.40m (11'2") x 2.50m (8'3")

**EXTRAS:** All leased components can be discussed with the owner.