



Professional Advice

The importance of seeking professional advice from the outset

Taking on a tied pub can be life changing. Running your own business, serving your community, and often making the premises your home. That's why it is vital to understand what you are agreeing to before you sign, and **to seek the right professional advice...**

A tied pub agreement is a **legally binding contract**. It sets your rent, the terms of the tie, and your responsibilities for the premises, including repairs. These are significant commitments with limited scope to revisit later, so **clarity at the outset is essential**.



The condition of the premises is particularly important. Taking on a pub that needs work needs careful planning. Costs may arise during the tenancy or at the end, when required standards must be met. Tied tenants report to the PCA that repairs and dilapidations concerns are a common source of dissatisfaction.

Before you sign your agreement, you'll need to understand the condition of the pub, what works need doing, when and by whom, and the likely costs to you. An **independent surveyor acting in your interest** can advise you on all of this, negotiate with the pub company on your behalf where necessary and help you avoid potentially large, unexpected costs and impact on trade.



Other professional advice also matters. A **specialist trade accountant** will understand the unique operational and financial realities of running a pub and can help you build a robust viable business plan. A **solicitor familiar with the licensed trade** can provide sector-specific advice, help you understand your legal obligations and Pubs Code rights. **Other specialist advice** may also be useful depending on your circumstances.

Getting the right advice early on can help you avoid problems that might prove far more costly later. Check the PCA's website and professional advice factsheet for information on finding a professional adviser. The British Institute of Innkeeping (BII) has networks of accredited trade advisors who will offer 30 minutes of free advice to you. www.pubscodeadjudicator.org.uk



Taking advice at the outset is one of the most effective steps you can take to protect your business.