



20th August 2018

Mrs Pauline Sinclair
Newhall,
Twatt.

Dear Mrs Sinclair,

Pomona Inn, Finstown, KW17 2EL.
Baikie's Restaurant, Finstown, KW17 2EL

Further to instructions received and my recent visit to the above properties, my opinion of values are;

Pomona Inn- Market value of the heritable property assuming vacant possession with no accounts available is Two Hundred and Ten Thousand Pounds, £210,000.

Baikie's Restaurant- Market value of the heritable property assuming vacant possession with no accounts available is One Hundred and Forty Five Thousand Pounds, £145,000.

The above valuation has been prepared in accordance with the current edition of the R.I.C.S. Valuation Standards, Global and UK, as amended. It is provided for the named client and for their sole use. It is confidential to the client and their professional advisers and the Valuer accepts no responsibility whatsoever to any other person. It is assumed that there is a valid title to the subjects free of any onerous encumbrances. A building survey has not been carried out nor have those parts of the property that are covered, unexposed or inaccessible been inspected. Such parts have been assumed to be in good repair and condition. It is not possible to express an opinion or give advice upon the condition of uninspected parts and therefore this valuation report should not be taken as making any implied representation or statement about such parts. An investigation has not been carried out to determine whether or not any deleterious or hazardous material has been used in the construction of this property, or has since been incorporated, and it is therefore not possible to state that the property is free from risk in this respect. For the purpose of this valuation report it has been assumed that such investigation would not disclose the presence of any such material to any significant extent. No enquiries have been made concerning contamination affecting the property or neighbouring properties that would affect the valuation. However should it be established subsequently that contamination exists at the property or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the opinion of value provided. It is assumed that all statutory approvals and consents have been obtained for all works.

Tests by the Health Protection Agency have identified some properties in this area as having natural levels of Radon Gas in excess of those normally considered acceptable. Further advice on this should be obtained from the Health Protection Agency. Telephone 01235 822745/876/737. An inspection for Japanese Knotweed or other invasive plant species was not carried out and unless otherwise stated, for the purposes of this report, it is assumed that there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties.

SERVICES INCLUDE:

Bank & Building Society Valuations

Residential & Commercial Property Surveys

Single Surveys

Energy Performance Certificates

SAP Certifications

Building Surveying Services

Rental & Insurance Valuations

Residential & Commercial Plans

Title Deed Plans

Overseeing New Builds

Planning & Building Warrant Applications

A list of partners is available at the above address

LOCAL KNOWLEDGE ■ NATIONAL COVERAGE

Offices throughout Scotland

Each member firm of First Surveyors Scotland is an independent entity and no partnership implies or otherwise exists between the firms by reason of their membership of First Surveyors Scotland. First Surveyors Scotland is the trading name of First Surveyors Scotland Limited a company registered in Scotland Company No 201050. Registered Office: 5/ Albany Street, Edinburgh, EH1 3QY



I trust this meets with your requirements.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'C. Omand', written in a cursive style.

Christopher J. Omand, BSc (Hons), M.R.I.C.S.
Chartered Valuation Surveyor,
R.I.C.S. Registered Valuer.