

## APPENDIX 10 PHILLIPS AND MARRIOTT TIED ESTATE

This is an account of the evolution of Phillips and Marriott's tied estate compiled from their Property Register

Entries in red are properties lost to the company

	BOUGHT	LEASED
1868		<u>Britannia beer house</u> , Emscote Road, Warwick leased from Lady Day 1833 for 99 years at an annual rate of £6 5s 0d per year. The license was referred to the Compensation Authority in 1905 and the pub closed.
1878		<u>Bull and Anchor</u> , Bishop Street, Coventry Leased from Christmas Day for 21 years
1879	<u>Canal Tavern</u> , Leicester Road, Coventry Valued at £1,500 in 1899	
1881	<u>Crow in the Oak</u> , Lockhurst Lane, Coventry and four cottages bought for £450.	<u>The Red Lion</u> , Barnacle Leased for 21 years at £15 per annum
1882	<u>The Chase</u> , Gosford Street, Coventry Bought for £650.	
1884	<u>Butchers Arms</u> , Fillongley Valued at £500 in 1899	
1885	<u>Exchange Vaults</u> , Sheep Street, Rugby Cost £2,985 <u>Fleur de Lis</u> , Smithford Street, Coventry Cost £1,062 10s 0d	
1888	<u>Old Plough</u> , Shilton Purchased for £350	
1889	<u>New Inn</u> , Gosford Street, Coventry and shop bought for £2,941 10s 0d <u>Robin Hood</u> , Cox Street, Coventry bought for £350	

By the beginning of 1890 Phillips and Marriott had nine freehold and three leasehold pubs. In the next nine years this increased dramatically to 29 and 46 respectively.

- 1890 Old Bull and Butcher, Ryton on Dunsmore  
For 21 years at £70 per annum.  
Bowling Green, Southam  
For 14 years at £54 per annum.  
Rose Inn, Well Street, Coventry  
Plus 9 cottages and shops for 14 years at £80 per annum.  
Victoria Vaults, Victoria Street, Coventry  
For 14 years at £45 per annum, released in 1904 at £55 per annum on a yearly tenancy  
Oak, Gosford Street, Coventry  
For 14 years at £24 per annum, released at £52 per annum for 7 years in 1904, and again for 7 years at £60 per annum in 1911
- 1891 Meriden Tavern, New Buildings, Coventry  
For 14 years at £24 per annum  
White Lion, Brinklow and garden  
for 14 years at £24 per annum  
Woolpack Inn, Spon Street, Coventry  
From R.Parker of Church Street, Hereford.
- 1892 Beer house, Cambridge Street, Rugby  
For £600  
Crooked Billet, Dunton Bassett  
For £400  
Gloucester Tavern, Gloucester Street, Leamington  
Valued at £1,500 in 1899  
Royal Oak, Foleshill  
Valued at £3,000 in 1899
- Bulls Head, Walcote  
For 9 years 294 days at £12 per annum  
Horse and Jockey, Hawkesbury plus 4 buildings  
for 21 years at £26 per annum and released in 1913 for 21 years at £40 per annum.  
Lord Nelson, Smithford Street, Coventry  
For 21 years at £95 per annum  
Noah's Ark, Regent Street, Leamington  
For 21 years at £30 per annum  
Off-Beerhouse, Upper Well Street, Coventry
- 1893 Beerhouse, Clifton Road, Rugby  
For £600
- Bulls Head, Wolvey  
For 7 years at £24 per annum  
Bull Inn, Clifton  
£55 per annum.  
City Mill Inn, St Peter Street, Coventry  
For 14 years at £36 per annum.  
Dolphin Inn, Market Place, Coventry  
For 7 years at £50 per annum.  
Red Lion, Wolston  
For 14 years at £25 per annum.

- Off-Beerhouse, 9 King Street, Coventry  
Annually for £14 per annum.
- 1894 O' Rare Ben Johnson, New Street, Coventry  
For £500  
Ram Inn, Lutterworth  
For £823 12s 0d
- 1895 Rose and Crown, Bell Green plus cottage  
purchased for £543 3s 6d
- 1896 Hospital Inn, Stoney Stanton Road, Coventry  
plus house and maltings for £3,156 10s 0d  
Dun Cow, Brinklow  
Bought for £700  
George Inn, Little Park Street, Coventry  
Plus stabling was bought for £1,200  
Rising Sun, Spon Street, Coventry  
Plus an adjoining shop was bought for £700  
White Horse, Leire, Lutterworth  
Valued at £900 in 1899  
White Swan, Market Square, Bedworth  
plus two cottages, valued at £3,000 in 1899
- 1897 Kings Head, Lutterworth and cottage  
purchased for £1,670 16s 0d
- Fox Inn, Lutterworth  
For 7 years at £30 per annum
- Bulls Head, Stoke, Plus adjoining shop and  
cottages for 21 years at £151 per annum James  
Castle Vaults, Market Place, Coventry  
Plus cottage for 7 years at £160 per annum,  
in 1902 for a further 7 years at £200, in 1910  
for 1 year at £210 and in 1911 for 6<sup>1</sup>/<sub>2</sub> years  
at £210.  
Jolly Colliers, Sowe Common  
For 15 years at £40 per annum.
- Hill Cross Tavern, Abbots Lane, Coventry  
Cheylesmore Inn, Greyfriars Lane, Coventry  
Engine Inn, Long Buckby with land and  
cottages for 5 years at £61 per annum  
Beer license only.  
Peeping Tom, Tile Hill, Stoneleigh  
Plus 6 acres of land for 14 years at £40  
renewed yearly from 1910 at £40 per annum.  
Wilson's Arms, Knowle with land for 14 years at  
£80 per annum.  
Red Lion, Walsgrave with land for 3 years at  
£57 6s 4d and renewed for 3 years and then 7  
years.
- Grand Union Inn, Crick  
for 14 years at £30 per annum renewed  
1911 and 1918  
New Royal Oak, Bitteswell, Lutterworth  
For £18 per annum  
Off Beerhouse, 21 & 21A Spencer Street,  
Coventry for 21 years at £42 per annum  
Off Beerhouse, 21 & 22 Oxford Street, Rugby  
for 7 years at £45 per annum  
Plough Inn, Meer End, near Balsall  
Plus land for 10 years at £32 10s 0d,  
renewed for 10 years in 1907 for £35 and 10  
years from 1917 at the same rate

- Saracens Head, Balsall and land  
for 21 years at £50 per annum.
- 1898 Bulls Head, Meriden plus coach house,  
cart shed and two cottages purchased.
- Mermaid Inn, Gosford Street, Coventry  
for £35 per annum  
Sir Thomas White, Norton Street, Coventry  
Leased for 21 years at £140 per annum.
- 1899 Buck and Crown, Bond Street, Coventry  
Purchased for £2,700  
Castle Hotel, Bishop Street, Coventry  
Purchased for £4,050  
Royal Exchange, Castle Street, Coventry  
For £520 16s 0d  
Watchmakers Arms, Spon Street, Coventry  
Plus 6 cottages for £3,250.
- Priory Tavern, New Buildings, Coventry plus  
cottage tenanted annually for £30 per annum  
Queens Arms, Cross Cheaping, Coventry  
For one year initially and then for two more  
periods of 7 years each at £100 per annum  
Rainbow Inn, Allesley and land  
on an annual tenancy  
Raven Inn, Brinklow  
On an annual tenancy of £28 per annum  
Salutation Inn, London Road, Coventry  
For 21 years at £60 per annum  
Unicorn Vaults, Burges, Coventry  
On an annual tenancy of £60 per annum  
Waggon & Horses, Sherbourne Street, Coventry  
For £15 per annum  
White Lion, Brownhill Green  
Off Beerhouse license, for 7 years then 17  
years and then 7 years at £30 per annum
- Bull and Anchor  
Lease allowed to lapse.*
- 1900 The Ratliff estate was now added to the 29 freehold and 46 leasehold pubs being run by  
Phillips & Marriott.
- Bulls Head, Wolvey  
Repossessed by Marstons  
Dolphin Inn, Market Place  
Allowed to lapse  
Rainbow, Allesley  
Was only leased for one year  
Unicorn Vaults, Burges  
Repossessed by Truman after only one year.  
Waggon & Horses, Sherbourne Street  
Lease sold after only one year.*
- 1901 New Royal Oak, Bitteswell  
Purchased for £880. Previously leased
- White Lion, Church Lawford  
Leased for 3 years at £45 , renewed in 1904,

Red House Inn, Radford Road, Leamington  
Tramway Inn, Silver Street, Coventry  
 For £1,200  
Unicorn Inn, Church Street, Lutterworth  
 For £280, previously leased

1907 and 1910

*Fox Inn, Lutterworth*

*Lapsed*

*Peacock Inn, Regent Street, Lutterworth*

*Lapsed*

1902 Mermaid Inn, Gosford Street, Coventry  
 Previously leased  
 Railway Inn, Berkswell  
 Plus 2 cottages and garden and 1½ acres  
 of land.

Grapes Inn, Radford, Coventry plus two  
 cottages and land for 7 years at £64 15s 0d,  
 annually from 1910 at £100  
 Harrow Inn, Langley near Stratford  
 For 21 years at £51 per annum

*Bulls Head, Walcote, near Lutterworth*

*Lease lost. Leased since 1892*

*Raven Inn, Brinklow*

*Sold to the Leamington Brewery*

*Red Lion, Barnacle*

*leased since 1881. Sold to Eadie's*

From this point, the number of tied outlets begins to decrease as leases are not renewed ..... and freehold properties were not purchased in sufficient quantities to compensate for this

1903 Golden Eagle, Eagle Street, Coventry

Anchorsmith Tavern, Gosford Street, Coventry  
 For 21 years at £100 per annum.

*Hare & Hounds, Far Gosford Street, Coventry*

*Lease lapsed.*

1904

Coventry Cross, Cross Cheaping, Coventry  
 Plus two cottages for 21 years.

*Bowling Green, Southam*

*Released to Marston & Co*

*Off Beerhouse, Oxford Street, Rugby*

*Bought by the licensee of the Globe Inn, Rugby*

*Rose Inn, Well Street, Coventry*

*Lease lost*

1905 Priory Tavern, New Buildings, Coventry plus  
 cottage. Previously leased  
 Salutation Inn, London Road, Coventry  
 Bought for £1,600. Previously leased.

*Fox Inn, College Square, Coventry  
Sold unlicensed for £310*

*Britannia Inn, Emscote Road, Warwick  
license referred to Compensation Authority*

*Bull Inn, Clifton*

*Lease lost*

*Meriden Tavern, New Buildings*

*Lease lost*

*White Lion, Brinklow*

*Leased to A. Blair, Manager of Spencer's Rock  
Brewery.*

1906 City Mill Inn, St Peters Street, Coventry  
Purchased for £1,890. Previously leased  
Off Beerhouse, 2 Upper Well St, Coventry  
For £480

Smithfield Inn, Hales Street, Coventry  
For 14 years at £205 per annum and  
renewed in 1914 for a further 14 years.

Three Horseshoes, Little Heath, Foleshill  
For £2,026. Had a beer-only license

1907 Woolpack Inn, Spon Street, Coventry  
Purchased for £1,000. Leased since 1891

*Gloucester Tavern, Gloucester Street, Leamington  
license withdrawn by Compensation Authority*

*Anchorsmith Tavern, Gosford St, Coventry  
License withdrawn by Compensation Authority*

*Noah's Ark, Regent Street, Leamington  
License withdrawn*

*Red Lion, Wolston*

*Lease lapsed*

1909

*Red Lion, Walsgrave*

*Lease lapsed. Taken by Frederick Smith Ltd*

1910 Plough Inn, Pailton plus orchard, yard and  
and outbuildings for £700

Green Man, Hall Geen, Foleshill  
beerhouse with land

*Beerhouse, Birdingbury  
Surrendered to the Compensation Authority  
Criterion Vaults, Cross Cheaping, Coventry  
Closed by Compensation Authority.*

*Wilson's Arms, Knowle*

*Lease lost*

1911 Hill Cross Tavern, Abbotts Lane, Coventry  
purchased for £3,000. Leased since 1896  
Off Beerhouse, 56 Shilton Lane, Barwell  
plus cottage, coach house and stabling for  
£2,000

Bulls Head, Barston

With land for 10 years at £90 per annum

Red Lion, Hunningham Plus 2 cottages,  
yard and garden for £1,190

*Jolly Colliers, Sowe*

*Lease lost*

*Old Bull & Butcher, Ryton on Dunsmore*

*Lease lost*

*Victoria Vaults, Victoria Street, Coventry*

*Sold by its owner to Mitchells & Butlers*

- 1912 Green Man, Hall Green  
Plus land for £1,475, leased from 1910

*Barley Mow, Leicester Street, Coventry*  
*Sold to Coventry Corporation, along*  
*with Raliff's brewery building for £7,000.*

- 1913 Bell Inn, Lilbourne  
Plus paddock and cottage for £625  
Empire Vaults, Smithford Street, Coventry  
Plus shop for £6,000  
Green Man, Coleshill  
For £2,450  
Lord Nelson Inn, Smithford Street, Coventry  
For £600  
Off Beerhouse, Walsgrave  
For £750  
Royal Hotel, Foleshill  
For £6,500

Waggon & Horses, Well Street, Coventry

Plus 2 cottages for £30 per annum

*Queens Arms, Cross Cheaping, Coventry*

*Leased afterwards by Mitchells & Butlers*

*White Lion, Church Lawford*

*Lease lost*

- 1914 Cheylesmore Inn, Greyfriars Lane, Coventry  
Purchased for £2,000  
Foleshill Hall  
Plus land for £1,383  
Malt Shovel, Barston  
For £800  
Old Red Lion, Coleshill  
For £1,350  
Waggon & Horses, Well Street, Coventry  
£1,895

*Harrow Inn, Woolscott, near Rugby*

*Lease lost*

*Peeping Tom, Tile Hill  
Taken over by Southam & Company*

1915 White Horse, Long Street, Atherstone  
For 10 years at £70 per annum

*Engine Inn, Long Buckby  
Lease Lapsed*

1916 Bulls Head, Stoke plus a shop and four cottages leased since 1895

*Buck & Crown, Bond Street, Coventry  
Closed by Compensation Authority*

*Horse & Jockey, Hawkesbury  
License surrendered for Foleshill Hall*

*Shoulder of Mutton, Walsgrave  
License surrendered for Foleshill Hall*

*Nags Head, Spon End, Coventry  
License lost*

1917 Barras House, Coventry  
Purchased for £3,550  
The Cottage, Eden Street, Coventry  
For £750

White Hart, Mancetter  
Leased for 7 years at £115 per annum

*Watchmakers Arms, Spon Street, Coventry  
Sold to Rudge Whitworth for £3,500*

1918 Off Beerhouse, 9 King Street, Coventry  
For £675. Leased since 1893

*Hospital Inn  
Sold to Coventry & Warwickshire Hospital*

*Oak, Gosford Street  
Purchased by Atkinsons Ltd  
Off Beerhouse, Spencer Street  
Lease lost*

1919 Coventry Cross, Cross Cheaping, Coventry  
Leased since 1904  
Crown Hotel, Ullesthorpe  
Bought  
Harrow Inn, Langley, near Stratford  
Leased since 1902  
Sir Thomas White, Norton Street, Coventry  
For £2,800. Leased since 1898

*Priory Tavern, New Buildings, Coventry  
Surrendered for the Barras House*



1920 St Thomas Cross, Newton, near Rugby  
Purchased for £1,350

1921 Bell Inn, Tile Hill  
Purchased  
Bulls Head, Barston  
Leased since 1911

After 1921 the property register is not kept up. The brewery now had 93 freehold and 11 leased properties.