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The Directors  
Unique Pubs Limited  
Mill House  
Aylesbury Road  
Thame  
Oxon  
OX9 3AT

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30 June 2004

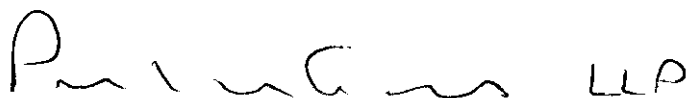
Dear Sirs

## Notice of resignation as auditors

In accordance with Section 392 of the Companies Act 1985, we give notice that we are resigning as auditors of Unique Pubs Limited, registered number 3733077 with effect from the date of this letter.

In accordance with Section 394 of the Companies Act 1985, we confirm that there are no circumstances connected with our resignation which we consider should be brought to the notice of the shareholders or creditors of Unique Pubs Limited.

Yours faithfully,



PricewaterhouseCoopers LLP

