

Application Process

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Personal License

If you're planning to run a pub you'll need a Personal Licence. If you don't already have one, you should start making enquiries to take the one day course and exam to get the Award for Personal Licence Holders (APLH). For information on getting a Personal Licence and training courses available, please look at www.wellsandco.com or phone us for the relevant details.

PEAT

You will also need to complete the online BII Pre-Entry Awareness Training (PEAT) course, which has been introduced to help prepare new licensees for taking on their own pub. Applicants will be asked to provide evidence that they have completed the course before they can be offered a pub. Details can be found online on the BII website at www.bii.org/peat.

Application Form

To make an application for this business opportunity, please complete an application form and return it to us as quickly as possible. You can apply online, by post or by calling Philippa Stanbridge on 01234 244453 or via email at retailrecruitment@wellsandco.com. Please fill in as fully as possible and give us a call if you've any queries.

Initial Interview

When we've had a chance to consider your application, you may be invited to attend an initial interview. This will give you and Wells & Co. the chance to learn more about each other. You will also have the opportunity to ask any questions you have.

Business, Finance & Marketing Plan & Second Review

If your initial interview is successful, we'll ask you to prepare a business plan for the pub for presentation at a 2nd interview. You'll need to include your ideas for developing the pub's potential and must also include the source of funding for purchasing the business and any developments that may be needed.

Appointment

If your application is successful, an offer will be made and confirmed in writing. This will include the legal position or 'Heads of Terms' of the appropriate agreement. You'll be expected to attend our five day retailer induction course, Wells & Co. Induction Programme. This will help prepare you for your new business venture and you'll meet a number of key Wells & Co. staff. If this is your first tenanted or leased pub, we also offer the chance to spend time with one of our experienced retailers in their pub.

Business Support

Wells & Co. provides a high level of business support, some of which will be provided through the Monthly Service Charge.

- AWP Consultancy
- Short term loans for business purposes
- Technical Services
- Accountancy support / stocktaking
- Payroll support
- Training courses
- Wine List Planning
- Licensing
- Facilities and Compliance review
- Central point of contact through customer helpdesk

MISREPRESENTATION ACT 1967
Wells & Co. Ltd gives notice that the contents of these particulars are believed to be correct but are given without responsibility and intending purchasers or lessees should satisfy themselves by inspection or otherwise to their correctness. These particulars do not form any part of any offer or contract and no person in the employment of the company has any authority to make or give representation of warranty to this property.

Business Opportunity



Key Highlights

- Well equipped quirky pub ready to trade with patio and garden area
- Neighbourhood location in the heart of Oxford between Iffley & Cowley Road
- 80 covers in total with 35 designated dining covers and benches to front aspect
- Conditional Purchase Agreement (CPA) considered to help the purchase fixtures & fittings
- Feature 'pizza oven' and servery counter adding theatre to trading area
- ££ Y1 & Y2 reduced rent

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team.

Estimated Costs

Total estimated ingoing costs	£23,800
Annual rent	£29,500



The Oxford Blue - Oxford To Let

32 Marston Street
Oxford, Oxfordshire, OX4 1JU
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The pub has until recently operated under a tenancy agreement and features a freshly made artisan pizza offer which is all served from a theatre style pizza oven and food counter that sits within the trading area. The pub is offered with this 'in situ', however there is also scope for other food offers to be introduced. A Sunday lunch offer has also worked well at this site. There is a cosy courtyard garden for extra outside seating and picnic benches at the front for outside drinks in the summer evenings.



The Oxford Blue - Oxford



Location

The Oxford Blue is situated on Marston Street, a road joining both Iffley Road & Cowley Road. The pub enjoys a location in a primarily residential area, within walking distance of Cowley Road which is the centre of this busy neighbourhood with many shops, local facilities and other pubs and bars.

Property

- A total of 80 covers served from a central bar complete with coffee station and separate glass wash area
- Feature gas pizza oven with servery counter, separate kitchen with 6 burner electric oven, chiller & freezers
- 2 floor domestic accommodation comprising 3 bedrooms and bathroom in good condition.
- Ground floor external cellar & bin storage area

Business Potential

For those with a passion for pizza and simple pub food, this pub has great potential to build on the existing offer. Its situated in a busy neighbourhood benefitting from local residents and the extensive student population for whom its become a place to meet friends. With its 80 cover trading area it has the potential to cater for groups as well as individuals, trading throughout the day for coffee and snacks as well as an extensive range of beers & wine along with the food offer.

Suitable Applicants

The Oxford Blue requires a switched-on community operator with a passion for great beer, the drive to develop the pub’s food offer and a desire to embed themselves at the heart of suburban Oxford life. A focus on a regular events programme will also be pivotal in maximising the Oxford Blue’s appeal. There is a massive opportunity here to build up the local trade. In the area are lots of students and professionals alike, in addition to other tourists and visitors to the area to show off this unusual style of pub and reap addition income.

The Oxford Blue - Oxford

MAT rolling 12 months to 2022	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2022	100	72	28
2021	112.4	80.1	32.4
2020 (Covid)	19.3	13.5	5.8
Volume Notes	Volumes have been effected by covid closure. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

Agreement Offered

A 3-year fixed term or renewable tenancy agreement is offered with a full tie to buy all drinks (beer, wines, spirits, minerals, stouts and ciders) from Wells and Co Pub Partners. Stepped reduced rent as follows: Year 1 20k, Year 2 25k & Year 3 £29,500k Wells & Co will only grant a tenancy to a limited company. All Directors of the limited company will be required to provide a personal guarantee

Premises Licence

There is a current premises license in place for alcohol and with licensing hours being 09.00 - 23.00 Sunday to Wednesday and 09.00 - 00.00 Thursday to Saturday. A copy of the license will be made available for applicants to view.

DISCLAIMER This financial data is provided by Wells & Co. as general information and for illustrative purposes only. It should not be relied upon as a source of financial or legal advice either by you or by any third party. We cannot accept any responsibility to you or to anyone else for any losses arising from reliance on information or data contained within this document.

Ongoing Costs

Service Charge Payable monthly, to include: Cellar cooling service, Extract clean, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). Electrical Test (tenancies only)	£4,300
Accountancy Services Fees for a nominated accountant (in the region of)	£2371.56
Stocktaking Services Six professional stocktakes per annum recommended	£1,302
Rent In the region of (payable monthly in advance)	£29,500

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£23,833
Working Capital Minimum working capital required	£10,000
Stock & Glassware In the region of to cover the value of opening stock	£4,000
Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings.	£800
Advanced Rent In the region of (usually 1 month)	£2,083
Security Deposit Payable in advance to Wells to cover charges incurred by your business (If your business is to operate as a limited company a bond of £10,000 is required, together with a personal guarantee for all directors)	£6,500
Training Course Fees Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees – NB £800 for two people	£0
Administration Fee In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	£450
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£23,660

