

# 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](http://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](http://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](mailto: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

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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

- Canalside pub and terrace
- Imposing roadside presence
- Large trading area on two floors
- Huge catering facilities and back of house
- Large car park

## Is this the pub for you?

Please ring 01234 244453 to speak with our recruitment team

## Estimated Costs

Total estimated ingoing costs	£43,100
Annual rent	£62,400



# The Moorings - Under Offer To Let

Myton Road  
Leamington Spa, Warwickshire, CV31 3NY  
[View Pub Details](#)

Be Part of a Winning Team



## Pub Overview

The Moorings is a huge brick building situated by the lovely canal side with a smart terrace for outside drinking and dining with approx 10 picnic style seating areas. The trading area is situated over the ground floor and first floor with approx. 120 covers with a large bar area as you walk in through the main doors. There is a huge catering kitchen with plenty of storage, washing up area and walk in fridges. The site has its own board room for meetings with kitchenette and two large office spaces. A one bedrooms managers flat is situated over two levels. The cellar is situated on the ground floor with yard for easy access for deliveries. The car park offers approx 30 free of charge parking spaces.



# The Moorings - Under Offer



### Location

The Moorings is situated on the main Myton Road in Leamington Spa, surrounded by lots of retail outlets and is a two minute walk from Leamington Spa train Station and a short drive from Leamington Spa main town.

### Property

- Huge trading area over two floors with 120 covers
- Large catering kitchen with walk in fridges
- Canal side terrace
- 30 space car park

### Business Potential

Huge potential to grow what is already a thriving established business with both a healthy wet and food trade with an already good reputation for all age groups, with the potential turnover of over £1,000,00,00 per annum.

### Suitable Applicants

This site would suit an experienced operator or a multiple who is used to trading large sites to high standards.

# The Moorings - Under Offer

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Sept 2024	124.40	xx	7.36
2023	133	xx	xx
2022	145	xx	xx
Volume Notes	Full tie agreement to buy all drinks products (beers, ciders, wines, spirits, stouts and minerals) from Wells and Co Pub Company		

### Anticipated Retained Income

Drink Sales 60%	
Food Sales 40%	
Accommodation 0%	
FMT = Fair Maintainable Trade	

### Agreement Offered

A 3-year fixed term or renewable tenancy agreement is offered with full tie to buy all drinks (beer,wines, spirits, minerals, stouts and ciders) from Wells and Co Pub Partners. A long term fully insuring and repairing lease agreement would be considered for a well-funded and experienced applicant.

### Premises Licence

There is a current premises license in place for alcohol with licensing hours being Monday to Thursday 11:00 - 23.00, Friday to Saturday 11.00 - 00.00 and Sunday 12.00 - 22.30. 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

<b>Service Charge</b> Payable monthly, to include: Cellar cooling service, Extract clean x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	<b>£514 p/m</b>
<b>Accountancy Services</b> Fees for a nominated accountant (in the region of)	<b>£377 p/m</b>
<b>Stocktaking Services</b> Six professional stocktakes per annum recommended	<b>£151 p/m</b>
<b>Rent</b> In the region of (payable weekly in advance)	<b>£62,400 p/a</b>

### Anticipated Investment Required

<b>APPROXIMATE TOTAL</b> Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	<b>£43,100</b>
<b>Security Deposit</b> Payable in advance to Wells to cover charges incurred by your business - trading as a Ltd Co	<b>£15.600</b>
<b>Administration Fee</b> In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	<b>£450</b>
<b>Working Capital</b> Minimum working capital required	<b>£15,000</b>
<b>Stock &amp; Glassware</b> In the region of to cover the value of opening stock	<b>£6,000</b>
<b>Valuers Fee</b> In the region of (paid to valuer) for valuing fixtures and fittings	<b>£850</b>
<b>Advanced Rent</b> In the region of (usually 1 month)	<b>£5,200</b>
<b>Fixtures &amp; Fittings</b> Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	<b>£ TBC</b>

