

# Application Process

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### Personal Licence

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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# Business Opportunity



### Key Highlights

The Dolphin is current awaiting planning approval for investment, offering the right tenant a superb opportunity.

- Established, profitable business with loyal customer base
- Attractive garden to front of pub
- Traditional, characterful pub with low ceilings and separate trading areas
- Payment plan available for fixtures and fittings

### Are you looking for a pub to run in Oxfordshire?

Please submit an enquiry for an initial discussion

### Estimated Costs

Total estimated ingoing costs	£21,500
Annual rent	£25,000



## The Dolphin - Middleton Cheney To Let

134 High Street, Middle Cheney  
Banbury, Oxfordshire, OX17 2PW

[View Pub Details](#)

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### Pub Overview

The Dolphin presents an enticing opportunity to take on a popular communityfocused local pub. Located in the heart of the village of Middleton Cheney, within easy reach of Banbury's sizeable population, this large 1717-built ironstone pub forms a key part of the area's local social scene, has a strong following for TV sport and team games and a reputation for hosting regular charity events.



# The Dolphin - Middleton Cheney



## Location

Middleton Cheney is situated off the A422 between Banbury and Brackley, close to junction 11 of M40. The Dolphin occupies a prominent location in the village, at the junction of High Street and Main Road.

## Property

Grade II listed property, garden area to the front, a small catering kitchen, bar and lounge area with a large fireplace housing a wood burning stove, games room. The domestic accommodation consists of 3-bedrooms, lounge, bathroom and domestic kitchen and storage room. Currently awaiting permission for a refurb inside and outside.

## Business Potential

The Dolphin is an opportunity to build on the current mainly wet trade by introducing a simple food offer. The pub already has a good following of locals. Potential turnover for this site with an operator who is focused on driving the business forward could be in the region of £389,538 per year.

## Suitable Applicants

The Dolphin would suit operators committed to providing great hospitality, with a desire to engage with their local community, enhance the pub's food offer and build upon its already strong reputation for live sports and community activity. Financial know-how is required to maximise the pub's profit potential, as is marketing experience in order to promote The Dolphin's events programme to the wider area.

# The Dolphin - Middleton Cheney

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Sept 2022	146	128	18
2021	171	146	24
2020	152	131	21
<b>Volume Notes</b>	Belgium & local craft beers in cans (maximum of 15% of all drinks turnover) within the agreement and advertised rent corkage deal available for 5 firkins per week through 2 1/2 hand-pulls for a corkage charge (to be discussed with applicants individually)		

## Anticipated Retained Income

<b>Drink Sales %</b>	
<b>Food Sales %</b>	
<b>Accommodation 0%</b>	
FMT = Fair Maintainable Trade	

## Agreement Offered

A 3 or 5 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.

## Premises Licence

There is a current premises license in place for alcohol and with licensing hours being 10.00 to 00.00 Monday to Thursday, Friday and Saturday 10.00 to 2.00, and 10.00 to 00.00 on Sunday. A copy of the license will be made available for applicants to view.

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## Ongoing Costs

<b>Service Charge</b> Includes: Cellar cooling service, Extract clean x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	<b>£83 p/w</b>
<b>Accountancy Services</b> Fees for a nominated accountant (in the region of)	<b>£68 p/w</b>
<b>Stocktaking Services</b> Six professional stocktakes per annum recommended	<b>£29 p/w</b>
<b>Rent</b> In the region of (payable weekly in advance)	<b>£480 p/w</b>

## Anticipated Investment Required

<b>Security Deposit</b> Paid in advance to Wells & Co. Ltd, held to cover credit and rental charges. Returnable at the end of the agreement.	<b>£10,000</b>
<b>Administration Fee</b> Payable to Wells & Co. Ltd in advance, to cover e.g. premises license changes, solicitors fees, and agreement.	<b>£400</b>
<b>Minimum Working Capital Required</b>	<b>£5,000</b>
<b>Stock and Glassware</b> Paid to the outgoing licensee on the day of changeover) to cover the value of opening stock	<b>£5,000</b>
<b>Valuers Fees</b> (paid to valuer) for valuing fixtures and fittings	<b>£800</b>
<b>Advanced Rent</b> One week rent in advance	<b>£480</b>
<b>F&amp;F</b> Estimated valuation (paid to the outgoing licensee via the valuer at least 7 days in advance) to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment.	<b>£ TBC</b>
<b>APPROXIMATE TOTAL</b> Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	<b>£21,680</b>