

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

- Prominent location in the centre of Brackley, opposite the historic town hall
- Courtyard area to side of the pub for outside drinking and dining
- Good sized catering kitchen
- Large garden area to rear with plenty of storage
- Function room to rear

Could this be the pub for you?

Call to enquiry on 01234-244453

Estimated Costs

Total estimated ingoing costs	£20,000
Annual rent	£22,000



The Red Lion, Brackley To Let

11 Market Place
Brackley, Northamptonshire, NN13 7AB
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Red Lion is an attractive pub in the centre of town which is capable of all day trading, there is potential for building on the lunch and evening trade, for locals and passing footfall. The pub is currently very popular for late night trade at the weekends with music and bands.



The Red Lion, Brackley



Location

The Red Lion is located right in the middle of Brackley looking onto the market square, close to the A43 within easy reach of towns such as Northampton and Banbury. There is lots of free parking nearby.

Property

A large open plan bar area for eating and drinking, the pub has a large open fire place with comfortable seating. The cellar is located down stairs just off the bar area. There is a good sized catering kitchen with further storage rooms. A good sized courtyard area facing onto the street with plenty of room for alfresco drinking and dining. There is a large domestic flat upstairs with a kitchen, 4 bedrooms, 2 bathrooms and lounge area. There is a large garden to the rear of the property and storage barns.

Business Potential

There is all round potential for an enthusiastic operator, with good marketing and catering skills to drive both the wet and food trade. There a lot of local businesses in the area which could be targeted. The Red Lion has the potential to trade in the morning and through to late evening.

Suitable Applicants

The Red Lion would suit operators committed to providing great hospitality, with a desire to engage with the local community and visitors alike, and build on the food offer to maximise the pub potential.

The Red Lion, Brackley

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Oct 2025	103	75	28
2024	97	67	30
2023	49	29	20
Volume Notes	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.

Premises Licence

There is a current premises license in place for alcohol with licensing hours being 10.30 to midnight Monday to Thursday, 10.30 to 2am Friday and Saturday and on Sunday 10.30 to midnight. Copy of the license will be made available for applicants to view.

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Ongoing Costs

Service Charge Includes: Cellar cooling service, Extract clean x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	£86 p/w
Accountancy Services Fees for a nominated accountant (in the region of)	£99 p/w
Stocktaking Services Six professional stocktakes per annum recommended	£30 p/w
Rent In the region of (payable weekly in advance)	£423 p/w

Anticipated Investment Required

Security Deposit Paid in advance to Wells & Co. Ltd, held to cover credit and rental charges. Returnable at the end of the agreement.	£10,000
Administration Fee Payable to Wells & Co. Ltd in advance, to cover e.g. premises license changes, solicitors fees, and agreement.	£450
Minimum Working Capital Required Minimum working capital required	£5,000
Stock and Glassware Paid to the outgoing licensee on the day of changeover) to cover the value of opening stock	£5,000
Valuers Fees (paid to valuer) for valuing fixtures and fittings	£800
Advanced Rent One week rent in advance	£0
F&F 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.	£6,000
APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£20,450

