

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 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.

The Narrowboat, Weedon



Key Highlights

- Prominent location on A5 next to the Grand Union canal
- 7 letting rooms in large detached building
- Attractive canal side garden and large car park
- Large bar and dining area with conservatory
- 4-bed private live-in accommodation
- External kerb appeal scheme pending approval

Are you looking for a canal side pub?

Call 01234-244453



To Let

Watling Street, Stowehill
Northampton, Northamptonshire, NN7 4RZ
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The property is a detached three storey building with a tiled roof and large car park and garden which looks over the canal. There are large internal and external trading areas with log burners and a separate conservatory area which can be used for private functions. Outside in a separate block there are seven ensuite letting rooms.



The Narrowboat, Weedon



Location

The Narrowboat is situated on the main A5 adjacent to the Grand Union Canal approximately one mile from the village of Weedon.

Property

The internal layout consists of three dining areas, totalling approx. 94 covers being served from one main bar servery. There are two log burners and one of the dining areas is in a conservatory style area looking onto the garden which can be closed off for private functions. A huge catering kitchen includes a fridge and freezer. Outside is an attractive garden looking over the Grand Union Canal which has seating and can offer outside dining. There are seven letting rooms situated at the rear of the car park in a separate block.

Business Potential

The current turnover for last year was estimated at £640,000 with a sales mix of approx. 30.8% wet 52.3% food and accommodation 16.9%. We would anticipate that the fair maintainable turnover would be in the region of £684,203 per annum going forward. These figures are for guidance purposes.

Suitable Applicants

This site would suit a hands on experienced operator with good knowledge of providing a high level of food and hospitality, including letting rooms. An operator with a good knowledge of marketing who can drive food and wet sales to this already popular venue.

The Narrowboat, Weedon

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
To Feb 2026	99	65	34
2025	93	62	31
2024	93	66	27
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. 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 and regulated entertainment with licensing hours being 11.00 to 23.00 Monday to Saturday and 12.00 to 22.30 on a Sunday. In addition late night refreshments to 00.00 M-F and 23.30 on Sunday is permitted. 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 Includes: Cellar cooling service, Extract clean x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	£116 p/w
Accountancy Services Fees for a nominated accountant (in the region of)	£430 p/m
Stocktaking Services Six professional stocktakes per annum recommended	£157 p/m
Rent In the region of (payable weekly in advance)	£60,500 p/a

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.	£15,125
Administration Fee Payable to Wells & Co. Ltd in advance, to cover e.g. premises license changes, solicitors fees, and agreement.	£500
Minimum Working Capital Required Minimum working capital required	£10,000
Stock and Glassware Paid to the outgoing licensee on the day of changeover) to cover the value of opening stock	£6,000
Valuers Fees (paid to valuer) for valuing fixtures and fittings	£800
Advanced Rent One week rent in advance	£1,163
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.	TBC
APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£33,588