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

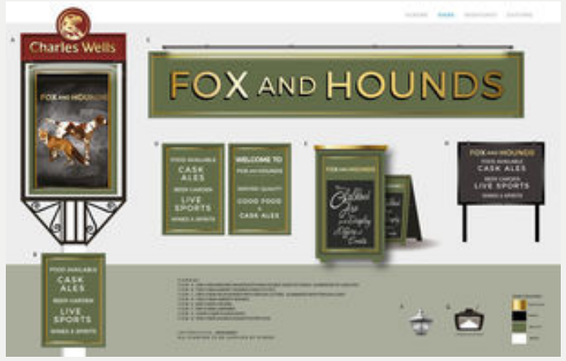
Wells & Co. provides a high level of business support, some of which will be provided through the Monthly Service Charge.

- 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.

The Fox and Hounds, Clapham - Under Offer

WELLS & Co
SALES SHARE AGREEMENT
Become your own boss



To Let

Clapham Milton Street
Clapham, Bedfordshire, MK41 6AP
View Pub Details

Be Part of a Winning Team

WINNER BEST TRAINING PROGRAMME (LEASED & TENANTED) | BII NITAs 2018

Pub Overview

Situated in the heart of the charming north Bedfordshire village of Clapham, the Fox and Hounds currently operates as a two-bar community pub with a charming garden and children's play area.
With a prominent position just off the A6 bypass to Rushden and a short drive from central Bedford, the Fox and Hounds is ideally placed to maximise sales potential.

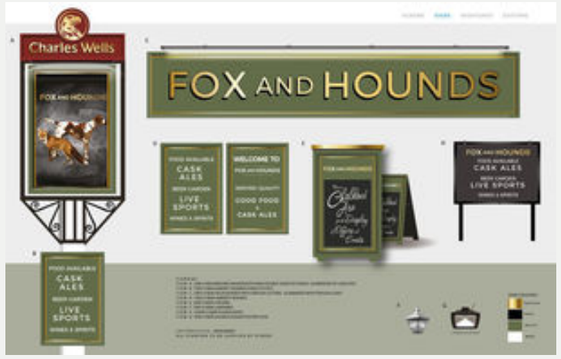
Key Highlights

- Ready for a new challenge in your career?
- Feeling constrained in your current role?
- Excited to unlock your potential?
- Large garden with new al fresco area and smoking shelter planned.

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

The Fox and Hounds, Clapham - Under Offer



Location

The Fox and Hounds holds a prominent location in the village of Clapham, which is situated just off the A6 bypass to Rushden The area comprises of a mixture of residential housing and local businesses.
Clapham has a population of over 4,500.

Property

This attractive village pub offers great hospitality and we wish to establish the Fox & Hounds as the 'first choice' for the village and outlying areas. Limited parking to the side of the property.
The Flat is very spacious and in good condition, might require some decoration. Large Kitchen, Living Room, an Office/Bedroom plus 3 further bedroom & bathroom, recently redecoration shower room and separate toilet.

Business Potential

• The Fox & Hounds, will still be predominately aimed at the local drinkers and families within the village of Clapham.
• The new partners will have focus to make the site the best wet lead community pub in Clapham and the surrounding villages.
• Good range of Cask Ales, Traditional Food offer targeted at the retired market during the day, and the local residents during the evening and weekend.
• Fair Maintain able trade post investment is £468,000 on a 80/20 split wet to food.

Suitable Applicants

Experienced operators from other managed or tenanted backgrounds with a commitment to great hospitality would suit the Fox and Hounds nicely. As an established, popular yet manageable venue, a focus on traditional pub catering and the motivation to drive a mid-week sales plan would broaden the pub's appeal beyond its established clientele.

The Fox and Hounds, Clapham - Under Offer

Month and Year of MAT figures 12/2018	Total volume (Brewers barrels = 36 gallons)	Barrels (Beer and Stout)	Composite Barrels (Cider, wines, spirits, FAB's and minerals)
Moving Annual Turnover	57.5	49	8.5
Last Year	60	46	14
Previous year	64	88	99
Volume Notes	The current operator has a partial tie, Free for Minerals and packaged		

Anticipated Retained Income

Drink Sales	**31%**
Food Sales	**95%**
Room Sales	**100%**
Gaming Machines	**50% of profit**

Agreement Offered

A 5 year fixed term Sales Sharing agreement is offered with a full tie to buy all drinks (beer, wines, spirits, minerals, stouts and ciders) however all wet stock is supplied & paid for by Wells & Co.

Premises Licence

There is a current premises license in place for alcohol and regulated entertainment, with licensing hours being 11am to 12am Monday to Saturday and 12 noon to 11pm on Sunday. A copy of the license will be made available for applicants to view.

Business Rates

Information about current business rates can be found at www.voa.gov.uk. We always encourage our licensees to challenge rates by using Gerald Eve, our nominated specialist.

Floor plans, demographic information and an Energy Performance Certificate can be found on the pub's vacancy page on our website.

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, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). NICEIC Electrical Test (tenancies only)	**£2,629pa**
Accountancy Services Fees for a nominated accountant	**£3,210pa**
Stocktaking Services We recommend all licensees should have six professional stocktakes per annum	**£960pa**

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.	**£6,000**
Training Course Fees Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees – NB £800 for two people	**£550**
Administration Fee Payable to Wells & Co. Ltd in advance, to cover e.g. premises license changes, solicitors fees, and agreement.	**£750**
Minimum Working Capital Required	**£2,700**
APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	**£10,000**

Wells & Co., The Eagle Brewery, Havelock Street, Bedford MK40 4LU
01234 244423 www.wellsandco.com