

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

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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

- Ideal opportunity for first-time applicants
- Traditional thatched pub with loads of character
- Fully equipped catering kitchen
- Potential investment to be discussed
- Payment plan available for fixtures and fittings

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

Estimated Costs

Total estimated ingoing costs	£18,100
Annual rent	£16,700 pa



The Half Moon, Grendon To Let

42 Main Road
Grendon, Northamptonshire, NN7 1JW

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

Hailing from the 17th Century and complete with wooden beams, a thatched roof, an enchanting open fire and buckets of 'olde world' charm, the Half Moon is a shining example of a cosy, traditional, rural English pub. Loved by the local walkers and cyclists that frequent the many footpaths and bridleways in close proximity, the pub also enjoys regular custom from visitors to Grendon Lakes, a popular nearby camping and water sports facility. With its personality split amicably between thriving country restaurant and cosy local watering hole, the Half Moon's reputation for quality cask ale is matched by its unpretentious yet delicious menu of traditional pub fare. If the idea of becoming the Half Moon's figurehead and an important part of the village community appeals, we would love to hear from you.



The Half Moon, Grendon



Location

The Half Moon is located in the heart of the picturesque village of Grendon, the site of the 19th-century 'Battle of Grendon' (1876), the village is just 7 miles from the outskirts of Northampton and 6 miles from Wellingborough. The pub very close to Grendon Lakes a Camping and Water Sports facility.

Property

The Half Moon is a thatched traditional stone built building with bags of character, with car parking for approximately 8 cars, and a small decking area to the front for drinking and watching the world go by.

Business Potential

The pub needs to offer a quality traditional wet and food offer to drive sales. With Cask ale and locally sourced food mainly made & cooked on the premises. * Currently weekly turnover is approximately £3,800 gross per week. However with improvements to the retail offer this figure could be increased to over £4,300 on 46/54 split wet to dry supporting a FMT rent of £16,700.

Suitable Applicants

The Half Moon would benefit from an operator with solid catering experience and a desire to immerse themselves in community life in the charming village of Grendon. Marketing know-how will be vital, as there exists considerable potential to enhance awareness of all the pub has to offer amongst a wider demographic.

The Half Moon, Grendon

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		

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 Charles Wells Ltd. 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 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

Rent In the region of (payable monthly in advance)	£16,700pa
Service Charge in the region of Payable monthly, to include: Cellar cooling service, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). NICEIC Electrical Test (tenancies only)	£1,820pa
Accountancy Services Fees for a nominated accountant	£2,600pa
Stocktaking Services We recommend all licensees should have six professional stocktakes per annum	£1,560pa

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£16,700
Security Deposit In the region of - paid in advance to Wells & Co. Ltd) held to cover credit and rental charges. Returnable at the end of the agreement.	£6,000
Fixtures and Fittings 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. The successful applicant must reply upon the valuation provided by their appointed lice	£15,000
Stock and Glassware In the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock.	£2,500
Valuers Fees In the region of (paid to valuer) for valuing fixtures and fittings.	£800
Training Course Fees Per person (payable to Wells & Co. Ltd) 5 day CRISP induction course mandatory for all licensees - NB £800 for two people	£500
Administration Fee In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement.	£400
Advance Rent In the region of (usually 1 month)	£TBC
Minimum Working Capital Required	£6,500