

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.

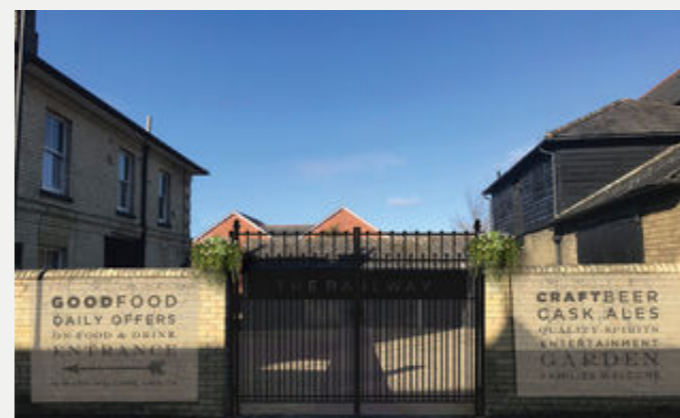
Business Support

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.

Business Opportunity



Key Highlights

- Two months rent free, with payment plan for fixtures and fittings.
- Attractive period pub within bustling, affluent town of Saffron Walden.
 - Located minutes from the town centre.
 - Prominent corner position within residential area.
 - Major refurbishment planned to entice premium clientele.

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

Estimated Costs

Total estimated ingoing costs	£17,875
Annual rent	£28,500 pa



The Railway, Saffron Walden To Let

Station Road
Saffron Walden, Essex, CB11 3HQ

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

First opened in 1865, The Railway is something of a Saffron Walden institution and a pub close to the hearts of many in the local area. Situated in a high footfall location on the edge of the town centre, the site is ideally positioned to appeal to commuters and affluent local residents alike. Following the extensive planned refurbishment, there will be a real opportunity to attract the affluent local population by introducing a premium drinks range and a distinctive, targeted food offer.



The Railway, Saffron Walden



Location

Saffron Walden is an affluent market town close to the Essex / Herts border and midway between Cambridge and Bishops Stortford. The town is close to the M11, Stansted Airport and Audley End railway station. The Railway is a few minutes walk from the town centre in a predominately residential area.

Property

- Occupying a prominent corner site, The Railway is a detached building constructed of Cambridge white bricks under a pitched slate roof and single storey side extension.
- Post development, the traditional single bar area will provide approx 56 covers served by a single bar. The kitchen is located on the first floor and is linked to the bar area via a dumbwaiter. Externally there will be a well proportioned courtyard garden.
- Fully equipped catering kitchen, ample cellar and dry storage.
- The living accommodation consists of lounge with kitchenette, one double bedroom and a bathroom.

Business Potential

There is potential to increase internal covers by relocating the toilets upstairs. There is a small car park to the right of the pub surrounded by outbuildings which would fare better as a vibrant courtyard for food and drinks. In order for the business to reach its trading potential new partners will need to re-engage the locals at large, create key reasons to visit and an attractive food menu for daytime & evening customers.

- We believe that with the proposed improvements to the property and retail offer, the business should deliver sales of £8,500 per week (Gross) on a 80/20 drinks/food split thus supporting a fair and maintainable rent of £28,500. Please note that these are estimated figures which are for guidance purposes only

Suitable Applicants

This is an ideal opportunity for retailers who have the skill set to drive a premium, community, drinks-led business. The ability to introduce a relevant food offer and create engaging reasons to visit is essential. Applicants must also have a strong understanding of marketing to drive awareness of the improvements to the property and retail offer.

The Railway, Saffron Walden

Agreement Offered

A 3/5 year renewable tenancy agreement is offered with a full tie to buy all drinks (beer, wines, spirits, minerals, stouts and ciders) from Wells & Co. 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 11:30am Monday to Wednesday, 11am to 12:30am Thursday to Saturday and Noon to 11pm 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)	£28,500 pa
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)	£1,820 pa
Accountancy Services in the region of fees for a nominated accountant	£2,600 pa
Stocktaking Services in the region of We recommend all licensees should have six professional stocktakes per annum	£1,560 pa

Please note that these are estimated figures, given as a guide only. Goods and services may be subject to VAT.

Anticipated Investment Required

ANTICIPATED INVESTMENT REQUIRED
We estimate the Investment required for this pub would be as follows:

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, or £10,000 if Ltd company	£7,125
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 licensed trade valuer in relation to the actual sum to be paid.	£35,00
Stock and Glassware in the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock.	£4,000
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.	£550
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)	£0
Minimum Working Capital Required	£5,000
APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£17,875