

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

- Traditional village pub with a loyal customer base.
- Well-equipped catering kitchen and opportunity to build food sales.
- Attractive gardens and ample parking.
- Profit potential in the region of £30000 per year; two months' rent free.
- Payment plan available to purchase 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	£18,450
Annual rent	£35,000 pa



The Dog & Badger, Maulden

To Let

Clophill Road, Maulden
Bedfordshire, Bedfordshire, MK45 2AD

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

Enjoying a prominent location on the main road running through the beautiful Bedfordshire village of Maulden, the Dog & Badger boasts an enviable reputation regionally as a popular meeting spot for drinkers and diners alike. An unpretentious menu of hearty pub fare is supported by a well-kept selection of real ale, while the pub's 25-cover restaurant area is a frequent haunt for the residents of Maulden. With a sizeable garden and children's play area for the warmer months and a roaring open fire in the inviting bar area for colder nights, the Dog & Badger is a year-round favourite with its loyal customer base.



The Dog & Badger, Maulden



Location

The pub sits prominently on the main road which runs through the beautiful village of Maulden Bedfordshire. The village is located 1.5 miles east of Ampthill and about 8 miles south of Bedford, it has 1250 homes and 3130 residents. The village is constantly growing and there have been small recent areas of development in and around the village.

Property

- A two story brick building with gardens to the front and rear, a fenced off courtyard to the back of the car park providing ample storage space. Basement cellar and large, well equipped catering facilities.
- The trade area is a one bar operation servicing two distinct retail spaces, a 25 cover restaurant and a quaint bar with a further 15 covers and a real open fire place.
- The large private accommodation is situated on the first floor and consists of a kitchen, bathroom, sitting room, 2 bedrooms and an office..To accompany this there is also a 1 bedroom separate flat with kitchen , lounge and bathroom.

Business Potential

- This business offers the applicant a platform to grow sales from its existing strong local following. Our new partner will have the focus and drive to develop both the wet and food offerings with a flair to impliment second to none consumer service and high retail standards.
- The Fair Maintainable Turnover for the business is £431,579 with a wet/food split of 49% and 51%, sustaining a rent of £35,000pa.

Suitable Applicants

The Dog & Badger would ideally suit an experienced catering couple with a desire to become central figures in Maulden village life. The figureheads of this popular pub must become renowned for their consistently warm welcome, impeccably high standards, and the skillset and empathy to build and retain a strong team who reflect these values.

The Dog & Badger, Maulden

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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 & Co. Ltd.

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 10 noon to 12pm 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)	£35,000pa
Service Charge 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.	£18,450
Security Deposit Approximate figure, paid in advance to Wells & Co. Ltd held to cover credit and rental charges. Returnable at the end of the agreement.	£8,750
Stock and Glassware In the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock.	£3000
Valuers Fees In the region of(paid to valuer) for valuing fixtures and fittings.Minimum working capital required	£800
Training Course Fees Per person (payable to Wells & Co. Ltd) 5 day 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)	£0
Working Capital Minimum working capital required	£5,000
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.	£22,205