

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 Bear, Rugby



Key Highlights

- Prominent location in Bilton, Rugby, close to large residential estate
- Excellent patio and childrens' play area
- Large, open plan trading area with log burner and around 60 covers
- Good sized trade kitchen and back of house facilities
- Payment plan available for fixtures and fittings

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team



To Let

Bilton Lane, Long Lawford
Rugby, Warwickshire, CV23 9DU
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Bear represents an enticing opportunity to take on a popular community-focused local pub, to build on the wet trade and to develop the food offer significantly as there is currently a large untapped market for this. Located on the edge of Bilton, within easy reach of the Rugby's sizeable population, The Bear occupies a prominent location and has a good roadside presence and substantial car park making it viable as a destination business as well as serving the local community.



The Bear, Rugby



Location

The Bear is situated on the edge of Bilton Village and the more recent housing development, which is only 2 miles from Rugby town centre.

Property

The Bear is a large, detached and striking building, just set back from the main road to Bilton, with a very large car park, a sizeable patio area with play equipment and grassed borders all around the pub. The Bear has a large trading area that is serviced by a significant central bar, with an area set aside for the pool table and darts. There is seating for over 60 people plus there is a separate room that can be used for private dining, functions or meetings. The trade kitchen is large and the back of house facilities are good. The pub benefitted from a refurbishment four years ago and is still in very good condition. The spacious living accomodation is in good decorative order and consists of four bedrooms, living room office and bathroom.

Business Potential

The Bear has the potential to grow sales significantly from where it currently trades. The location, trading area and back of house facilities mean this site should be able to trade at an FMT level of £488,800, with a wet to food split of approximately 75:25. There is a real opportunity to develop the wet side of the business with the introduction of more interesting and innovative beers and to grow the food sales substantially.

Suitable Applicants

The Bear would suit operators committed to providing great hospitality, with a desire to engage with their local community, enhance the pub’s food offer and build a strong reputation for live sports and community activity. Financial know-how is required to maximise the pub’s profit potential, as is marketing experience in order to promote The Bear's events programme to the wider area.

The Bear, Rugby

Agreement Offered

A 3 year 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 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)	£40,000
Service Charge Payable monthly, to include: Cellar cooling service, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). NICEIC Electrical Test (tenancies only)	£2,761
Accountancy Services fees for a nominated accountant	£2,600
Stocktaking Services We recommend all licensees should have six professional stocktakes per annum	£1,600

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£29,533
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.	£10,000
Stock and Glassware In the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock.	£4,500
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)	£3,333
Working Capital Minimum working capital required	£10,000
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.	TBC

