

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 Hand and Shears, Witney



Key Highlights

- Traditional Cotswold Stone pub in the heart of an picturesque Oxfordshire village
- Cosy bar area with a beautiful open fire
- Site is exempt from business rates
- Profit potential in the region of £30000 per year
- 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

Church Hanborough
Witney, OX29 8AB
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

Nestled in the quintessential English village of Church Hanborough, the Hand and Shears embodies all the cosy attraction of a traditional country pub. A short stroll from its neighbouring villages, the site also benefits from easy access for residents of Oxford, Witney and traffic en route to Cheltenham. First-time visitors and local regulars alike love the pub for its delicious homemade food, and with seating for up to 70 covers in its light and airy restaurant, switched-on operators will recognise the site's serious earning potential. The Cotswold Stone exterior combines with the enchanting open log fire inside to offer discerning drinkers an irresistible space in which to enjoy a glass of fine wine or cask ale by the bar.

The Hand and Shears is currently awaiting its new Energy Performance Certificate



The Hand and Shears, Witney



Location

Set in the village of Church Hanborough, not far from the A40, the pub is close to Oxford and Witney, whilst being on the main route to Cheltenham.

Property

A two storey brick building with porch and bay windows at the front. The interior has a bar area with open fire and comfortable seating and a lower restaurant area with approximately 70 covers. There is a large catering kitchen with a walk in fridge and freezer and ample storage. The domestic accommodation comprises three good sized bedrooms, living room and bathroom all in very good condition.

Business Potential

There is a great opportunity here to build on this stable business. There are particular opportunities to develop the food sales in what is an affluent area and to enhance the bar trade. The Fair Maintainable Trade income for The Hand and Shears is £246,307 sustaining a rent of £20,000 pa, with a wet/food split of trade of 40:60.

Suitable Applicants

Operators with solid catering experience, a passion for great food and strong front-of-house skills will thrive in the Hand and Shears. Sufficient marketing know-how to spread the word about all the pub has to offer - in particular its superb restaurant / function room - will see this already popular site gain repeat visits from customers both local and based further afield.

The Hand and Shears, Witney

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 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)	£2,148pa
Accountancy Services fees for a nominated accountant	£2,600pa
Stocktaking Services We recommend all licensees should have six professional stocktakes per annum	£1,600pa
Rent In the region of (payable monthly in advance)	£20,000pa

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£21,417
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.	£6,000
Stock and Glassware In the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock.	£4,000
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	£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)	£1,667
Working Capital Minimum working capital required	£8,000
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.	£25,000