

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 White Hart, Maulden



Key Highlights

- Profit potential in the region of £40,000 per year
- 17th Century thatched centrepiece in the beautiful affluent village of Maulden, Bedfordshire
- Recently refurbished retail area, garden, decking and private accommodation
- Traditional internal features with 80 covers, open fires and a separate bar area
- 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

Amphill Road
Maulden, Bedfordshire, MK45 2DH
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

Spacious, picturesque and welcoming, the White Hart has been welcoming visitors to and residents of the affluent Bedfordshire village of Maulden since the 17th Century. Entrancing all comers with its thatched roof, open fires, cosy interior and spacious front and rear gardens, the pub also enjoys a strong following for its quality food offer and regular events programme. The business has just received a complete internal redecoration along with the private accommodation. Between its interior trading area and well-kept, spacious gardens, the White Hart caters to up to 140 covers. Meanwhile, its strong selection of cask ales and premium wines, complemented by a charming bar, snug and heated deck area, ensure that both diners and drinkers will find the pub to their liking. Easy transport links with nearby towns, villages and the M1 broaden its appeal to the surrounding area, helping to cement the site as one of Bedfordshire's destination pubs of choice.



The White Hart, Maulden



Location

The White Hart is located in the heart of the beautiful bedfordshire village of Maulden, with towns such as Ampthill and Flitwick close by. The M1 both North and South is a very short drive as is Bedford town centre.

Property

- Thatched property
- Good sized cellar and well equipped commercial catering facility with ample storage
- One bedroom private accommodation with good sized lounge, kitchen and bathroom
- Traditional internal features 80 covers and separate bar

Business Potential

• This is a fantastic opportunity for a modern food retailer who understands village life and the importance of great customer service and a quality dining experience. We feel there is big potential to build the existing trade by offering party, celebration and occasion booking both internally and externally. We feel this business has the potential to trade up to £638,400 gross sales pa, with a sales split of 63% wet and 37% food, sustaining a Fair maintainable Rent of £40,000pa

Suitable Applicants

The White Hart would suit an experienced food operator, motivated to embrace village life and to enhance the pub's already strong status as the heart of its local community. Consistently high standards and an unwavering focus on customer satisfaction are both essential.

The White Hart, Maulden

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. Pub Partners.

Premises Licence

There is a current premises license; a copy of the license will be made available for applicants to view.

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)	£1,820
Accountancy Services fees for a nominated accountant	£2,600
Stocktaking Services We recommend all licensees should have six professional stocktakes per annum	£1,560
Rent In the region of (payable monthly in advance)	£40,000

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£27,700
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.	£6,000
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	£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)	£TBA
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.	£38,000