

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

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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

- Stunning main road Cotswold pub and restaurant set in 0.9 acres
- Characterful beamed bar with log burner and 60 covers add to the initial impression
- Separate restaurant which doubles as a function room for over 40 covers
- FOUR bed owners accommodation
- Expansive gardens and car park

Is this the pub for you?

Call to discuss on: 01234 - 244453

Estimated Costs

Total estimated ingoing costs	£26,000
Annual rent	£29,950



The Golden Cross, Ardens Grafton To Let

Wixford Rd, Ardens Grafton
Alcester, Warwickshire, B50 4LG

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The internal trade areas of this business comprise of three dining areas, having a total of approximately 100 covers, with a wealth of period charm including original exposed beams and flagstone floor. There is easy access to the restaurant, which can double up as a function area for private parties as well as double door access to the rear trade garden offering an additional 75 covers. Externally the business offers the potential for wedding events and private functions of a similar nature, with ample room for external marquees which could be situated in the rear overflow car park.



The Golden Cross, Ardens Grafton



Location

The stunning stone-built premises occupies a prominent local crossroad position approximately six miles from Stratford-upon-Avon and four miles from the market town of Alcester. Ardens Grafton is approximately 1.5 miles north-west of the town of Bidford-on-Avon in the attractive north Cotswold countryside.

Property

This substantial property is a two storey brick building with a tiled roof. Adjacent to the main building you will find a large car park and ample attractive gardens and grounds. A very well equipped commercial catering kitchen with associated storage areas and a good sized cellar, are all accessible from the main bar area. The private accommodation comprises of four bedrooms, sitting room, kitchen and separate toilet/bathroom, all in very good order.

Business Potential

This very attractive destination business offers an exciting opportunity for an experienced retail food operator to build on the existing business, with particular focus on the food offering to attract both passing trade and a destination dining experience. There is the potential to develop the function trade opportunity especially externally with its ample grounds.

Suitable Applicants

This business represents a great opportunity for an experienced catering couple or multiple site retailers who are committed to providing a first class pub/dining experience, with excellent customer service skills and an interest in hosting events.

The Golden Cross, Ardens Grafton

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
To Mar 2026			
2025			
2024			
Volume Notes	Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

Anticipated Retained Income

Drink Sales	40%
Food Sales	60%
Accommodation	n/a
FMT = Fair Maintainable Trade	

Agreement Offered

A 3 or 5 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 and Co Pub Partners.

Premises Licence

There is a current premises licence in place for alcohol, regulated entertainment and late night refreshment, with licensed hours being 9am to 2am everyday. A copy 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 Includes: Cellar cooling service, Extract clean x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	£5,200 p/a
Accountancy Services Fees for a nominated accountant (in the region of)	£4,900 p/a
Stocktaking Services Six professional stocktakes per annum recommended	£1,472 p/a
Rent In the region of £2,500 p/m	£29,500 p/a

Anticipated Investment Required

Security Deposit Paid in advance to Wells & Co. Ltd, held to cover credit and rental charges. Returnable at the end of the agreement.	£10,000
Administration Fee Payable to Wells & Co. Ltd in advance, to cover e.g. premises license changes, solicitors fees, and agreement.	£430
Minimum Working Capital Required Minimum working capital required	£10,000
Stock and Glassware Paid to the outgoing licensee on the day of changeover) to cover the value of opening stock	£3,000
Valuers Fees (paid to valuer) for valuing fixtures and fittings	£800
Advanced Rent One month rent in advance	£2,458
F&F 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.	£30,000
APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£26,000