

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 New Sun Inn, Kimbolton - Transformational Refurbishment Planned



Key Highlights

Investment planned to create a premium quality local pub
Traditional pub-restaurant in prominent position in the sought after Cambridgeshire village
Large enclosed patio area, to be developed to create a quality courtyard for eating & drinking
Cosy and inviting lounge full of traditional charm
Payment plan available for fixtures and fittings
Spacious domestic family accommodation offering 4 bedrooms + 5th box room

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team



To Let

20 High Street
Kimbolton, Cambridgeshire, PE28 0HA
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

An eye-catching three-storey brick building under a slate tiled roof, the New Sun Inn has been a mainstay of the beautiful Cambridgeshire village of Kimbolton for around three centuries. Steeped in history and charm, the pub's exposed beams and brickwork, enticing open fire, warm furnishings and comfy seating make it a magnet for local drinkers and diners. Whether enjoying a pint of expertly kept craft ale after an invigorating walk in the local countryside or treating your significant other to a delicious pub meal in friendly surroundings, the pub has a strong reputation locally as a great place to gather. The New Sun Inn's fully equipped commercial kitchen, sizeable exterior patio and affluent regional demographic all signpost the potential for the business to expand significantly under the right operator.



The New Sun Inn, Kimbolton - Transformational Refurbishment Planned



Location

Kimbolton is a picturesque affluent and highly sought after Cambridgeshire village which can be found on the B645 just off the A14 West of Huntingdon. Kimbolton is a long established village with a population in excess of 1500 and dates back to medieval times. It is famous for its castle being the home and later prison of Catherine of Aragon where she died in 1536. The Castle is a very prominent building which is now an Independent Day and Boarding School and dates back to Norman times. Kimbolton is known locally for its facilities such as shops, post office, doctors, cafes and church etc. and up until 1959 it had its own railway station, The larger market town of St. Neots, with its shops, cafes and river setting is only 8 miles away.

Property

1. The Lounge (Circa 18) Has a cosy welcoming atmosphere full of Olde' Worlde' charm with exposed beams and brickwork, feature fireplace with open fire, part carpet and part stone floor, and is furnished with an array of sofas and easy chairs. 2. Public Bar Has a traditional and inviting feel with a superb fully equipped wooden bar servery, bottle fridges, wine storage and a full range of optics etc., exposed beams and brickwork, tiled floor and flat screen T.V. 3. Conservatory (Circa 28) Also with exposed beams and brickwork, tiled floor, wooden panelling, waitress station and is stylishly furnished with oak tables and matching high back leather chairs. 4. Restaurant or Private Dining Room (Circa 30). 5. Catering Facilities There is a fully equipped commercial kitchen (equipment not tested) with stainless steel surfaces, extractor system, cooker, grills, dishwasher, fryer and storage cabinets etc., also a walk-in fridge. It should be noted that a new oven, fat fryer, industrial freezer and waitress fridge freezer were all installed in 2018. 6. Domestic accommodation is spacious and flexible, located on the 1st and 2nd floor and comprises of 4 double bedrooms and a 5th small room, lounge, dining room, kitchen, office, family bathroom and shower room.

Business Potential

An opportunity for an owner-operator business to develop both the Drinks and Food trade with high standards and focusing on the target market for the New Sun Inn including work closely with the the local community. Develop all aspects of the property, including the hidden gem of an enclosed beer garden, into a quality al fresco drinking and dining area. An opportunity to develop good social media presence promoting the New Sun Inn as an owner operated business.

Suitable Applicants

Applicants for The New Sun Inn should be committed to providing great hospitality and be able to engage with the local community to drive sales through a range of activities. Experience of retail catering will be a distinct advantage in order to continue to grow the food and wet sales.

The New Sun Inn, Kimbolton - Transformational Refurbishment Planned

| Month and Year of MAT figures 02/2020 | Total volume (Brewers barrels = 36 gallons) | Barrels (Beer and Stout) | Composite Barrels (Cider, wines, spirits, FAB's and minerals) |
|---------------------------------------|---|--------------------------|---|
| Moving Annual Turnover | 155 | 108 | 47 |
| Last Year | 155 | 108 | 47 |
| Previous year | 183 | 127 | 56 |
| Volume Notes | The current operator is fully tied | | |

Anticipated Retained Income

| | |
|------------------------|--|
| Drink Sales | |
| Food Sales | |
| Room Sales | |
| Gaming Machines | |

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 and Co Pub Partners. A long term fully insuring and repairing lease agreement would be considered for a well-funded and experienced applicant.

Premises Licence

There is a current premises license in place for alcohol, with licensing hours to be confirmed. 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) | £3,156pa |
| Accountancy Services fees for a nominated accountant | £2,600pa |
| Stocktaking Services Six professional stocktakes per annum | £1,600pa |
| Rent In the region of (payable monthly in advance) | £37,500pa |

Anticipated Investment Required

| | |
|---|----------------|
| APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings. | £24,700 |
| Security Deposit Payable in advance to Wells to cover charges incurred by your business. If your business is to operate as a limited company a bond of £10,000 is required together with a personal guarantee for all directors. | £9,375 |
| 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) | £3,125 |
| Working Capital Minimum working capital required | £6,000 |
| Fixtures and Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment | £19,860 |