

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.

Business Opportunity



Key Highlights

- Turnover in excess of £460k per annum
- Formally an award-winning food-led pub
- 50 designated dining covers and separate bar area
- Attractive garden, courtyard and parking for thirty vehicles
- Payment plan available for fixtures and fittings
- 4/5 bedroom living accommodation

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

Estimated Costs

Total estimated ingoing costs	£27,416
Annual rent	£32,000pa



The Bell, Stoke Mandeville

To Let

29 Lower Road, Stoke Mandeville
Aylesbury, Buckinghamshire, HP22 5XA

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

Formally an award-winning, food-led destination pub in the affluent Buckinghamshire village of Stoke Mandeville, The Bell offers a golden opportunity for a motivated new operator to capitalise upon its extensive trading area. Boasting seating for 50 covers and a patio for al fresco eating, supported by a fully equipped trade kitchen and ground floor cellar, the pub's dining credentials are clear to see; drinkers meanwhile are catered for by a separate bar area and delightful garden. Whether you are looking for a quiet morning coffee, a few drinks with friends or a memorable dining experience, The Bell has something to delight all who visit it.



The Bell, Stoke Mandeville



Location

Stoke Mandeville is located in Buckinghamshire, just 3 miles from the market town of Aylesbury. The Bell is ideally situated on Lower road which is under a mile from the hospital and on the main route between Stoke Mandeville and Aylesbury. The area is served by a local train station, a selection of bus routes and a good road network.

Property

- This two story, brick built, period property sits on a large roadside plot with private car park. Towards the rear of the property there is a large beer garden and along the length of the restaurant area lays a paved seating area. Having recently undergone an internal refurbishment, the site remains very well presented.
- The bar area has approximately 25 covers and plays host to wet led trade and casual diners. The restaurant area is towards the rear of the property and is slightly elevated providing an additional 50 covers, along with direct access to the external seating area. The large garden provides a great opportunity to extend trading potential in the warmer weather whilst the paved seating area already provides 25 covers.
- Fully equipped catering kitchen, ample cellar and dry storage.
- The living accommodation consists of lounge, dining room, kitchen, bathroom, office and 4/5 bedrooms, all in good condition.

Business Potential

- The Bell was formally an award winning pub with an excellent reputation for food. We feel with a fresh approach, a new menu and a strong marketing campaign, both wet and food trade will rebuild quickly.
- We consider the Fair Maintainable Turnover for the Bell to be £460,330 pa net of VAT, sustaining a rent of £32,000 per annum on an income split of 52% food and £48% wet.

Suitable Applicants

The Bell has much to offer experienced operators with the vision to take full advantage of its facilities, location and inviting look and feel. Experience of operating a food-led business is essential, while the skillset to effectively market all the pub has to offer will create new opportunities for The Bell. Strong commercial and financial skills are required, complemented by a passion for providing fantastic hospitality.

The Bell, Stoke Mandeville

Month and Year of MAT figures 2019/2020	Total volume (Brewers barrels = 36 gallons)	Barrels (Beer and Stout)	Composite Barrels (Cider, wines, spirits, FAB's and minerals)
Moving Annual Turnover	61	54	7
Last Year	70	61	9
Previous year	85	75	10
Volume Notes	Volume information does not show wines, spirits and minerals as the pub was part tied.		

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 Charles Wells Ltd.

Premises Licence

There is a current premises license in place for alcohol and regulated entertainment, with licensing hours being 9am to 1am Sunday to Wednesday and 9am to 2am on Thursday to Saturday. 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)	£2,469
Accountancy Services fees for a nominated accountant	£3,800
Stocktaking Services We recommend all licensees should have six professional stocktakes per annum	£1,810
Rent In the region of (payable monthly in advance)	£32,000

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£27,416
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. Note - If the business is to be run as a limited company, personal guarantors from each company director are required.	£8,000
Stock and Glassware In the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock.	£5,000
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)	£2,666
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.	£14,000