

Application Process

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Personal License

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

- Well positioned road side location just outside the town centre
- Fantastic well presented outdoor area suitable for al fresco dining
- Well equipped catering kitchen and ample external storage
- One bar serving all areas of the business allowing operating costs to be easily managed
- Payment plan for Fixture and Fittings offered to the successful business operator

Could this be the pub for you?

Call our recruitment team on 01234-244453

Estimated Costs

Total estimated ingoing costs	£24,250
Annual rent	£30,700



The Foresters Arms, Bedford To Let

41 Union St
Bedford, Bedfordshire, MK40 2SF
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Foresters is presented as a quality neighbourhood premium community local pub, serving locally brewed cask ales and a modern contemporary food offering. Sat in the heart of a very desirable residential area of Bedford and just a short walk from the town centre, there is a fantastic opportunity for a passionate community operator to take full opportunity of a well run and established business. The pub benefits from seating for 38 covers and a very well presented 50 cover patio for al fresco dining, supported by a fully equipped modern trade kitchen and basement cellar. Whether guests are looking for a quiet morning coffee, a spot of lunch, a few drinks with friends or a place to celebrate a birthday, The Foresters Arms is a great place to visit offering something for everyone!



The Foresters Arms, Bedford



Location

The Foresters Arms is located on the busy main road, Union Street, walking distance from the town centre and off the main A6 road into Bedford. This heavily populated area has seen large investment with new property builds and increasing house prices.

Property

The Foresters Arms is a detached two story property. The exterior is brick with a tiled roof, small private secured off road parking for the business owner and out buildings providing ample storage. The recently developed patio/garden space is very well equipped, with a modern feel and covered dining area. The pub is a one bar operation with 38 covers which are serviced by a very well equipped catering kitchen, and basement cellar. The private accommodation consists of 2 bedrooms, a lounge, kitchen and bathroom/toilet. All presented in fantastic condition.

Business Potential

Food is key to the business providing the local residents with a relaxed pub dining experience. There is great opportunity to build on the existing level of income by further promoting the current weekly schedule of activity to maximise footfall and covers. From previous experience, based on the style of operation and the location, the Fair Maintainable Turnover is estimated to be £410k net income with a wet food split of 77% wet and 23% dry. Please note that these are estimated figures which are for guidance purposes only.

Suitable Applicants

The Foresters Arms would suit an experienced, successful community focused operator with the drive to maintain the pub’s current high level of customer service and footfall. Strong commercial, marketing and financial skills are a must, along with the commitment to providing fantastic hospitality.

The Foresters Arms, Bedford

MAT rolling 12 months to Dec	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2022	73.1	54.7	18.5
2021	71.2	53	18.2
2020	52.2	40	12.2
2019	231.5	181.2	50.3
Volume Notes	Volumes have been effected by covid closure. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co		

Anticipated Retained Income

Drink Sales	77%
Food Sales	23%
Room Sales	n/a

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.

Premises Licence

There is a current premises license in place for alcohol and regulated entertainment, with licensing hours being Monday to Thursday 8am to 12 midnight, Friday and Saturday 8am to 1,00am and Sunday 8am to 12 midnight. 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)	2,643
Accountancy Services fees for a nominated accountant	4,254
Stocktaking Services Six professional stocktakes per annum	1,356
Rent In the region of (payable monthly in advance)	30,700

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	24,250
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	8,500
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
Working Capital Minimum working capital required	8,000
Stock & Glassware In the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock	3,500
Valuers Fee In the region of(paid to valuer) for valuing fixtures and fittings.Minimum working capital required	800
Advanced Rent In the region of (usually 1 month) - negotiable	2,558
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment	30,000

