

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 Beehive - Deanshanger



Key Highlights

- Prominent roadside location in the heart of Deanshanger northwest of Milton Keynes
- Great opportunity to implement a traditional food offer to drive weekly sales income
- Fantastic local reputation and schedule of weekly activity in place
- Good sized garden, car park facilities and 3-bedroom private accommodation
- Payment plan may be negotiated for Fixtures and Fittings
- BII Membership

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team



To Let

22 The Green, Deanshanger
Milton Keynes, MK19 6HL

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Beehive is renowned locally for its very friendly welcome, family friendly atmosphere and great selection of locally brewed beers. Private functions can be catered for and the pub's busy social calendar of events offers something to suit all interests. The pub functions as a social hub for team games, charity activity and occasional entertainment. This pub is a one bar operation with traditional decoration, great sized garden and car parking.



The Beehive - Deanshanger



Location

Deanshanger lies just north of the Buckinghamshire border. The business is located on the main through road in the heart of Deanshanger, a quaint village and civil parish northwest of Milton Keynes. Five miles north-east of the town of Buckingham, six miles west of the major town of Milton Keynes, and 50 miles north-west of London.

Property

The Beehive is a detached two story property. The exterior is brick with a tiled roof, ample garden space with a temporary marque seating upto 30 covers, smoking provision and car parking for 12 vehicles.

The pub is a one bar operation with 30 covers which are serviced by a good sized catering kitchen, walk in chiller, and a ground floor cellar. The private accommodation consists of 3 bedrooms, a lounge and bathroom/toilet.

Business Potential

With the current business trading wet only, there is great potential to increase weekly sales by implementing a traditional food offer and building on the current weekly schedule of activities and targeting consumers in the neighbouring villages and towns. In addition, there is also a great opportunity to maximise wet trade.

From previous experience, based on the style of operation and the location, we would anticipate that the Beehive has the potential to reach a fair maintainable turnover of £287,463 net per annum (£6,634 gross per week) with an 95/5 spilt. Please note that these are estimated figures which are for guidance purposes only.

Suitable Applicants

The Beehive would suit an experienced, community-focused operator with the drive to maintain the pub’s current high level of footfall via an extensive weekly activity programme. Strong commercial and financial skills must complement the commitment to providing fantastic hospitality. Catering know-how would also be advantageous.

The Beehive - Deanshanger

MAT rolling 12 months to Feb 2022	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Moving Annual Turnover	92.8	72.7	20.1
Last Year - 2021	55.5	42.4	13
2020	123.4	102	21
2019	238.8	194	43
Volume Notes	Volumes have been effected by covid closure. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

Anticipated Retained Income

Drink Sales	95%
Food Sales	5%
Room Sales	0%

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 Friday 10:30am to 23:45pm, Friday and Saturday 10am to 1:30am and Sunday 12 noon to 23:45pm. 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)	2,166
Accountancy Services fees for a nominated accountant	2,600
Stocktaking Services Six professional stocktakes per annum	1,600
Rent In the region of (payable monthly in advance)	21,500

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	17,991
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	6,000
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	6,000
Stock & Glassware In the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock	2,500
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	1,791
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment	16,000

