

# Application Process

## Application Process

### 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](http://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](http://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](mailto: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.

## Kings Arms, Newport Pagnell



### Key Highlights

- Prominent roadside location just a short walk from the town centre
- One bar operation serving all trade areas allowing operating costs to be easily managed
- Very large garden and ample off road parking
- Well equipped commercial kitchen
- Payment Plan available for Fixtures and Fittings

### Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team.



**WELLS & CO**

SALES SHARE AGREEMENT

*Become your own boss*

## To Let

Severn Drive  
Newport Pagnell, Buckinghamshire, MK16 9BY  
[View Pub Details](#)

### Be Part of a Winning Team



### Pub Overview

The Kings Arms is a very popular local business, said to be more of a community hub for its surrounding residents. Great value food and drink have a well known high reputation for consistency, and the business operates a very busy schedule of activity driving constant footfall. The pub benefits from seating for 40 covers and very well presented external garden along with ample parking for 20 cars. 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 Kings Arms is a great place to visit offering something for everyone.



# Kings Arms, Newport Pagnell



## Location

The Kings Arms has a prominent roadside location just off the town centre of Newport Pagnell, only a very short drive from junction 14 of the M1 near Milton Keynes. The business sits proud on the very busy Wolverton Road and is visible to passing trade and shoppers alike. Newport Pagnell is a town and civil parish in the borough of Milton Keynes, Buckinghamshire. The town is more widely known as being the original home of the exclusive sports car manufacturer Aston Martin, just a short walk from the pub.

## Property

This is a two story brick building with off street parking and a very large front garden facing the very busy Wolverton Road into Newport Pagnell. The main trade area is a one bar operation with a warm and cosy feel. The business offers 40 internal covers and can easily be serviced by the ground floor commercial kitchen and cellar. The private accommodation is well presented and consists of 3 bedrooms, kitchen, bathroom and living room.

## Business Potential

This business is already popular with local consumers and serves as a hub and meeting place in Newport Pagnell. There is a big opportunity to increase the already successful busy food and drink income by building on the current weekly schedule of activity, along with driving charity events, music evenings and local club visitation. The Kings Arms has a fair and maintainable gross weekly turnover of £6,075, or £315,900pa. Currently the business is exceeding this level of income.

## Suitable Applicants

The ideal applicant should be committed to providing excellent hospitality to existing and new customers, along with having the skill set to engage with the local community to drive a range of weekly activity. Experience of retail catering would be essential.

# Kings Arms, Newport Pagnell

MAT rolling 12 months to Aug 2021	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
<b>Moving Annual Turnover</b>	165		
<b>Last Year</b>	171		
<b>Previous year</b>	u/k		
<b>Volume Notes</b>	Volumes have been effected by covid closure. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

## 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 & Co Ltd.

## Premises Licence

There is a current premises license in place for alcohol and regulated entertainment, with licensing hours being 11am to 11pm Monday to Wednesday, Thursday to Saturday 11am to 12 midnight and 12 noon to 10:30pm on Sunday. 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](http://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

<b>Service Charge</b> Payable monthly, to include: Cellar cooling service, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). NICEIC Electrical Test (tenancies only)	<b>1,820</b>
<b>Accountancy Services</b> fees for a nominated accountant	<b>2,600</b>
<b>Stocktaking Services</b> Six professional stocktakes per annum	<b>1,560</b>
<b>Rent</b> In the region of (payable monthly in advance)	<b>20,000</b>

## Anticipated Investment Required

<b>APPROXIMATE TOTAL</b> Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	<b>19,366</b>
<b>Security Deposit</b> 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	<b>6,000</b>
<b>Training Course Fees</b> Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees - NB £800 for two people	<b>500</b>
<b>Administration Fee</b> In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	<b>400</b>
<b>Working Capital</b> Minimum working capital required	<b>6,000</b>
<b>Stock &amp; Glassware</b> In the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock	<b>4,000</b>
<b>Valuers Fee</b> In the region of (paid to valuer) for valuing fixtures and fittings. Minimum working capital required	<b>800</b>
<b>Advanced Rent</b> In the region of (usually 1 month) - negotiable	<b>1,666</b>
<b>Fixtures &amp; Fittings</b> Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment	<b>15,000</b>