

# Application Process

## Application Process

### 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](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.

# Business Opportunity



### Key Highlights

- Popular town centre community pub
- Situated on a busy road opposite the lively market square
- Opportunity to develop a simple food offer
- Car parking and rear patio area
- Payment plan available for fixtures and fittings

### Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

### Estimated Costs

Total estimated ingoing costs	£19,250
Annual rent	£18,000 pa



## The Bricklayers Arms, Hitchin - Under Offer To Let

29 Queens Street  
Hitchin, Hertfordshire, SG4 9TP  
[View Pub Details](#)

### Be Part of a Winning Team



### Pub Overview

Situated on Queens St opposite a bustling market square, 'The Brickies' is a Hitchin landmark and a firm favourite with local beer aficionados thanks to its varied and well-kept real ale selection. The potential exists to complement this strong beer selection with a simple food offer and a wine menu, broadening the pub's appeal and giving its already loyal clientele extra reasons to visit. With a strong focus on football, The Bricklayers Arms is renowned as the best place in Hitchin to watch the big game, but it has also had success with live music events in the past. There exists a real opportunity for the right operator to drive the pub's entertainment calendar, enhance its bar sales and effectively market The Bricklayers Arms to its affluent local demographic of Hitchin and beyond.



# The Bricklayers Arms, Hitchin - Under Offer



## Location

Follow the signs for the town centre and the Bricklayers is overlooking the market square situated on Queens Street, Hitchin.

## Property

The Bricklayers Arms is a large, double-fronted, brick building with plenty of period charm. There is a walled courtyard patio and raised garden to the rear. There is also a small car park, which is a valuable asset this close to the town centre. The pub is open plan and is served by a single bar with 8 hand pulls. To the rear of the building is a large courtyard which serves as a smoking provision and leads to a grassy, raised beer garden. The kitchen is small, and lacks extraction so a full menu offering is not currently possible. There is also a well proportioned underground cellar. The accommodation is located upstairs and consists of a lounge, 3 double bedrooms and a bathroom.

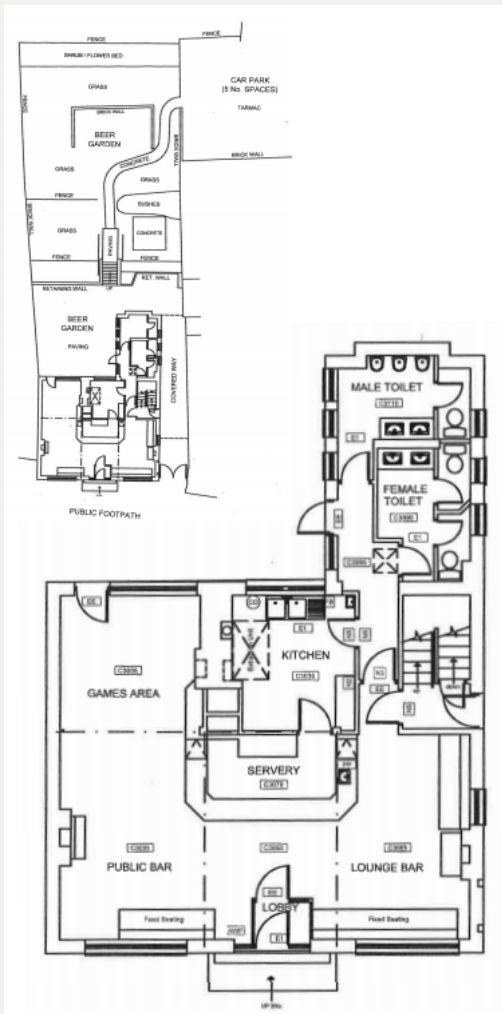
## Business Potential

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## Suitable Applicants

The Bricklayers Arms Would suit an experienced, community-focused operator with the drive to maintain the pub's current level of footfall via an extensive weekly activity programme. Strong commercial and financial skills must complement a commitment to providing fantastic hospitality; catering know-how would also be advantageous if a basic food offer is to be introduced.

## Licensing Layout



# The Bricklayers Arms, Hitchin - Under Offer

Month and Year of MAT figures 12/2018	Total volume (Brewers barrels = 36 gallons)	Barrels (Beer and Stout)	Composite Barrels (Cider, wines, spirits, FAB's and minerals)
Moving Annual Turnover	241	222	42
Last Year	209	171	38
Previous year	260	222	37
Volume Notes	Full Tie		

## Anticipated Retained Income

DEMO DEMO	£2000
DEMO DEMO	£2000

## 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. 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 and regulated entertainment, with licensing hours being 11am to 12am Monday to Saturday and 12 noon to 11pm 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

Rent in the region of (payable monthly in advance)	£18,000 pa
Service Charge in the region of Payable monthly, to include: Cellar cooling service, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). NICEIC Electrical Test (tenancies only)	£1,820 pa
Accountancy Services in the region of fees for a nominated accountant	£2,600 pa
Stocktaking Services in the region of We recommend all licensees should have six professional stocktakes per annum	£1,560 pa

## Anticipated Investment Required

Security Deposit in the region of: (paid in advance to Wells & Co. Ltd) held to cover credit and rental charges. Returnable at the end of the agreement.	£6,000
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. The successful applicant must reply upon the valuation provided by their appointed lice	£5,400
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.	£800
Training Course Fees per person (payable to Wells & Co. Ltd) 5 day CRISP 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)	£TBC
Minimum Working Capital Required	£5,000
APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£17,750