

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

- Prominent high street location in the heart of Newport Pagnell, Buckinghamshire
- Two bar operation catering for dining and various pub activities
- Opportunity to agree a capital investment in the garden to provide a permanent covered alfresco area
- Very well equipped commercial catering kitchen
- Very strong local reputation for customer service and quality beers

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

Estimated Costs

Total estimated ingoing costs	£25,000
Annual rent	£36,000



The Dolphin To Let

82 High St
Newport Pagnell, Buckinghamshire, MK16 8AQ
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Dolphin provides everything you would want from a traditional town centre community pub. It is well known for its range of traditional real ales and established pub food offering. It offers a very warm welcome for regulars and new customers alike. The pub benefits from a two bar operation, one focused on activities and sports TVs, whilst the other one offers a more relaxed pub experience with great food. In addition to this the business benefits from an external front drinking area which is very well presented, and a fabulous rear courtyard area.



The Dolphin



Location

Newport Pagnell is located in the county of Buckinghamshire, three miles north-east of the city of Milton Keynes, and 47 miles north-west of London. Newport Pagnell lies three miles west of the Bedfordshire border and 3 miles from the M1 Junc 14. The Dolphin holds pride of place on the high street amongst a variety of independent shops.

Property

A two storey brick building in a good state of repair, This is a two bar operation, with the lounge bar (25 covers) providing a traditional environment for dining and conversation. The public bar entertains sports and pub games activity. This provides a fantastic opportunity to attract a wider consumer market and also offers the customer a real choice of pub experiences. With an attractive external drinking area to the front of the business together with a recently developed court yard, it has become a popular destination, especially so in the summer months. A good sized catering kitchen can be found on the ground floor which is well equipped, together with a large cellar and ample storage. The living accommodation consists of 3 good sized bedrooms, a separate toilet and bathroom, living room and small office which are in good decorative order.

Business Potential

The Dolphin is a very popular business with a fabulous local reputation. It currently offers a traditional pub food menu with a quality real ale portfolio. Having had recent investment in the external trading areas, the business continues to grow and there is still a great opportunity to further increase the food and drinks sales.

The Fair Maintainable income is £493,549 net pa supporting a rent of £36,000 pa, Please note that these are estimated figures which are for guidance purposes only.

Suitable Applicants

Ideally, applicants will be committed to providing great hospitality, have a proven track record of success in a pub environment and be able to engage with the local community to drive sales through a range of activities. Experience of retail catering will be a distinct advantage, along with marketing skills to grow the existing successful operation.

The Dolphin

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2022	241.5	212	29.5
2021	176	154.7	21.3
2020	171	148.9	25.1
2019	304	245.7	58.5
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	
Food Sales	
Total Sales	

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 11am to 00.30am Friday and Saturday 11am to 1am and on Sunday 12 noon to 22.30pm . 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)	£252 p/m
Accountancy Services Fees for a nominated accountant (in the region of)	£216 p/m
Stocktaking Services Six professional stocktakes per annum recommended	£130 p/m
Rent In the region of (payable monthly in advance)	£36,000

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£25,700
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	£9,000
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	£8,000
Stock & Glassware In the region of to cover the value of opening stock	£4,500
Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings.	£800
Advanced Rent In the region of (usually 1 month) - negotiable	£3,000
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment	£32,000