

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

- Traditional village pub with strong local reputation
- Opportunity to enhance food sales via quality catering kitchen
- Charming 'secret patio' area
- Profit potential in the region of £18000 per year
- 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	£21,700
Annual rent	£18,000 pa



The Cock Inn , North Crawley To Let

16 High Street
North Crawley, Buckinghamshire, MK16 9LH

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

A destination community food business with a strong reputation locally for unpretentious yet delicious, freshly-prepared food, The Cock Inn forms a natural centrepiece to the pretty Buckinghamshire village of North Crawley. This 16th Century traditional English pub boasts two bars and a cosy function room with space for 20 covers; its quality food offer is complemented by a well-kept selection of delicious real ales. Already popular with locals, walkers in the area and visitors from neighbouring villages, there exists potential to enhance The Cock Inn's offer still further via a live music and events programme.



The Cock Inn , North Crawley



Location

Situated between Newport Pagnell and Cranfield, close to Milton Keynes and easily accessible from junction 14 of the M1. It's a popular area for walkers and there are a number of established groups in the village including the Women's Institute and the cricket club. The Pub is situated right in the centre of the High Street of North Crawley.

Property

- Chocolate box detached two storey building, well maintained oasis of calm. A hidden garden which is well reviewed with large three tiered decking area.
- There is a public bar, lounge, small function room catering for up to 25 people, ground floor cellar, toilets, and well equipped kitchen with extra external storage. Throughout the site there are a total of 60 covers. There is a good following and particular selling points are wines and real ales.
- Well equipped kitchen, external storage and ground floor cellar with barn attached for storage within cellar. Five bedrooms, two lounges, two bathrooms. There are two separate entrances to access the accommodation, both via the kitchen or the pub.

Business Potential

As the pub is run as a tenanted operation, we do not have access to audited accounts. From previous experience, based on the style of operation and location, we would anticipate that the Cock Inn has the potential for turnover in excess of £350,000 pa. Please note that this is an estimated figure for guidance purpose only.

Suitable Applicants

Prospective operators for The Cock Inn should possess excellent food skills, outstanding customer service standards and the ability and motivation to create a consistently great village pub experience for the people of North Crawley and beyond. Marketing know-how would also pave the way for the introduction and promotion of a regular events schedule.

The Cock Inn , North Crawley

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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 licence in place for alcohol, regulated entertainment and late night refreshment, with licensed hours being 11.00 to 23.00, (00.00 for diners) Monday to Saturday and 12.00 to 22.30, (23.30 for diners) Sunday. A copy of the licence 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)	£1,820pa
Accountancy Services Fees for a nominated accountant	£2,600pa
Stocktaking Services We recommend all licensees should have six professional stocktakes per annum	£1,560pa
Rent In the region of (payable monthly in advance)	£18,000pa

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£21,700
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	£20,000
Stock and Glassware In the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock.	£4,000
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	£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
Advance Rent In the region of (usually 1 month)	£TBC
Minimum Working Capital Required	£10,000

