

Application Process

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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 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

- Nil premium new lease offered
- Detached pub in the beautiful village of Ashby St Ledger recently refurbished
- 70 dining covers in a rustic trading area with open fires
- 17 well presented ensuite letting guest rooms
- Garden and courtyard for al fresco dining and plenty of customer parking

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team.

Estimated Costs

Total estimated ingoing costs	£38,000
Annual rent	£67,500



The Olde Coach House Inn - Rugby To Let

Ashby St Ledgers
Nr Rugby, West Midlands, CV23 8UN
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

Refurbished in 2019 the Olde Coach house is set in the beautiful village of Ashby St Ledgers near Rugby. The pub boasts a large bar and restaurant area with flagstone floors, low beams and open fires, outside you will find a large garden and stunning courtyard area. This beautiful venue boasts 17 guest rooms so would suit an experienced operator. From the demographic data taken in a 2km radius, the target audience for this venue are of high affluency. Potential guests are looking for a great quality food offer served by professional staff at good prices. They like to wine and dine out with a great selection of beers in upmarket casual dining venues when the opportunity arises.



The Olde Coach House Inn - Rugby



Location

The Olde Coach House is situated in the affluent, pretty village of Ashby St Ledger, within easy reach of the M1, M6 and M45. Daventry - a historic market town surrounded by housing and businesses is also close by, as is Daventry Country Park and Reservoir. Rugby just approx.10 miles away.

Property

A double fronted detached building with flag stone floors, beams and open fire places, a snug area, bar and 70 cover restaurant. There is a village bar for the locals . For those who want an overnight stay there are 17 lovely letting rooms. There is a large catering kitchen with lots of storage and easy access for deliveries. There is outside seating at the front and pretty gardens to the side and rear. To the side of the property is a large car park. The staff accommodation consists of a bedroom with ensuite bathroom.

Business Potential

The Olde Coach House is not currently trading to it's full potential. Therefore with the right operator there is a huge amount of scope to increase reputation and sales in all areas of the business - wet, food and accommodation.

Suitable Applicants

This site would suit a experienced destination food operator who also has experience in letting rooms, therefore the successful partner would need good around hospitality skills and be used to running a business of similar nature. From the demographic data taken in a 2km radius, the target audience for this venue are of high affluency. Potential guests are looking for a great quality food offer served by professional staff at good prices. They like to wine and dine out with a great selection of beers in upmarket casual dining venues when the opportunity arises. Wells & Co will only grant a tenancy to a limited company. All Directors of the limited company will be required to provide a personal guarantee

The Olde Coach House Inn - Rugby

MAT rolling 12 months to July	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2018	166.9	116.8	50.1
2019	132.1	88.8	43.3
Volume Notes	2020 - 2022 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 FMT	28%
Food Sales FMT	37%
Accommodation FMT	35%
FMT = Fair Maintainable Trade	

Agreement Offered

Nil premium lease with a full tie to buy all drinks (beer, wines, spirits, minerals, stouts and ciders) from Wells and Co. Wells & Co will only grant a tenancy to a limited company. All Directors of the limited company will be required to provide a personal guarantee

Premises Licence

There is a current premises license in place for alcohol, with licensing hours being 10.00 to 00.00 Monday to Saturday and 12.00 to 23.30 on Sunday. 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)	£4680 p/a
Accountancy Services Fees for a nominated accountant (in the region of)	£4526 p/a
Stocktaking Services Six professional stocktakes per annum recommended	£1823 p/a
Rent In the region of (payable monthly in advance)	£67,500 p/a

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£37,825
Security Deposit Payable in advance to Wells to cover any charges incurred by your business	£16,875
Training Course Fees Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees - NB £800 for two people	£0
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	£15,000
Stock & Glassware In the region of to cover the value of opening stock	£6,000
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	£5,625
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£30,000

