

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

- A beautiful traditional village pub with a separate bar and restaurant which can double up as a function facility
- Real open fires adding to its charm, providing a typically English pub experience
- A large well maintained pub garden allowing alfresco dining or a relaxing drink
- Ample pub parking, with the addition of a large plot of land, perfect for festivals or private functions
- 2-bed private accommodation
- Payment plan for Fixtures and Fittings may be offered to the ideal partner

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	£32,000



Jolly Coopers - Flitton To Let

Wardhedges Road
Flitton, MK45 5ED
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

A beautifully appointed traditional bar area with open fires and wooden beams with 20 covers suitable for all drinking and dining occasions, along with this there is also a separate 40 cover restaurant area facing the garden which can also double up as a function room. To the rear of the property there is a very well maintained garden leading onto ample parking.



Jolly Coopers - Flitton



Location

The Jolly Coopers is situated in the heart of Flitton, an affluent village just 4 miles from the very busy commuter town of Flitwick and Ampthill in Bedfordshire (M1 junc 12) from where you will find excellent shopping and leisure facilities and easy train links to London and the North.

Property

This is a two story brick building with a tiled roof, very good sized garden, large car park and external smoking provision tucked away to the side. The business also benefits from multiple external storage areas, a garage and a large plot of land which may be suitable for festivals or weekly meeting groups such as the Morgan Owners club who have used the business in the past. The business has a one bar operation and adequate kitchen facilities which can easily service both trade areas and the garden. The toilets are situated on the ground floor and the cellar can be found underground beneath the bar servery. The private accommodation comprises of 2 large double bedrooms, a lounge and bathroom, all in very good condition.

Business Potential

Currently the business attracts consumers from all the neighbouring villages for both casual and formal dining experiences along with local visitation that drives a very healthy wet offering. From previous experience, based on the style of operation and location, we would anticipate The Jolly Coopers has the potential to reach a fair maintainable turnover of £453,427 net per annum with a 65/35 spilt wet/dry, while sustaining a £32,000.pa rent.

Suitable Applicants

This business would ideally suit a couple with catering experience, however we would consider a single operator. In both cases the retailer would have the ability to quickly integrate into the local community and have the skill /knowledge to market the business to a wider target consumer. 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.

Jolly Coopers - Flitton

MAT rolling 12 months to Nov 2022	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2022	182.5	142.9	39.5
2021	107.2	84.3	22.9
2020	200.5	151	49.5
Volume Notes	20201 volumes were 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 and Co Pub Partners. 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 and Entertainment, with licensing hours being 09,00 to 00,30 Sunday to Thursday and 09.00 to 01.00 Friday and Saturday. 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)	£2,950
Accountancy Services Fees for a nominated accountant (in the region of)	£4,050
Stocktaking Services Six professional stocktakes per annum recommended	£1,560
Rent In the region of (payable monthly in advance)	£32,000

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£25,366
Security Deposit Payable in advance to Wells to cover charges incurred by your business. As a limited company a bond of £10,000 is required, together with a personal guarantee for all directors	£10,000
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	£6,000
Stock & Glassware In the region of to cover the value of opening stock	£5,000
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	£2,666
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£22,000

