

# 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](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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# Business Opportunity



### Key Highlights

- Attractive roadside pub in picturesque Oxfordshire village
- Large 70 cover restaurant area which can also be used as a function facility
- Cosy bar area with a real open fire
- Low rateable value and stepped rent starting at £20k Y1
- Payment plan available for fixtures and fittings

**Could this be the pub for you?**

### Estimated Costs

Total estimated ingoing costs	£25,000
Annual rent	£20,000 Y1



## The Hand and Shears - Witney To Let

Church Hanborough  
Witney, Oxfordshire, OX29 8AB

[View Pub Details](#)

Be Part of a Winning Team



### Pub Overview

Nestled in the quintessentially English village of Church Hanborough, the Hand and Shears embodies all the cosy attraction of a traditional country pub. A short stroll from its neighbouring villages, the site also benefits from easy access for residents of Oxford, Witney and traffic en route to Cheltenham. First-time visitors and local regulars alike love the pub for its delicious homemade food, switched-on operators will recognise the site's serious earning potential.

The Cotswold Stone exterior combines with the enchanting open log fire inside to offer discerning drinkers an irresistible space in which to enjoy a glass of fine wine or cask ale by the bar. A two-storey building with porch and bay windows at the front. The interior has a bar area with open fire and comfortable seating and a lower restaurant area with approximately 70 covers. There is a large catering kitchen with a walk-in fridge and freezer and ample storage.

Externally to the front of the pub there are benches and a public car park opposite.

The private accommodation comprises three good sized bedrooms, living room and bathroom all in very good condition.



# The Hand and Shears - Witney



## Location

Set in the village of Church Hanborough, not far from the A40, the pub is close to Oxford and Witney, whilst being on the main route to Cheltenham, opposite the village church and car park.

## Property

A two storey building with porch and bay windows at the front. The interior has a bar area with open fire and comfortable seating and a lower restaurant area with approximately 70 covers. There is a large catering kitchen with a walk in fridge and freezer and ample storage. The domestic accommodation comprises three good sized bedrooms, living room and bathroom all in very good condition.

## Business Potential

There is a great opportunity here to build on this already successful business. There is already a very good following with the current operators of this pub with excellent food sales and good reviews, in what is an affluent area. There is scope to enhance the bar trade.

## Suitable Applicants

Operators with solid catering experience, a passion for great food and strong front-of-house skills will thrive in the Hand and Shears. Sufficient marketing know-how to spread the word about all the pub has to offer - in particular its superb restaurant/function room - will see this already popular site gain repeat visits from customers both local and based further afield.

# The Hand and Shears - Witney

MAT rolling 12 months to May 23	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2023	105	77	28
2022	108	80	28
2021	56	41	15
<b>Volume Notes</b>	Volumes have been 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.

## 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.

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

<b>Service Charge</b> Payable monthly, to include: Cellar cooling service, Extract clean, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). Electrical Test (tenancies only)	<b>£3,573 pa</b>
<b>Accountancy Services</b> Fees for a nominated accountant (in the region of)	<b>£2,371 pa</b>
<b>Stocktaking Services</b> Six professional stocktakes per annum recommended	<b>£1,302 pa</b>
<b>Rent</b> In the region of (payable monthly in advance)	<b>£20,000 Y1</b>

## Anticipated Investment Required

<b>APPROXIMATE TOTAL</b> Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	<b>£25,000</b>
<b>Security Deposit</b> 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)	<b>£10,000</b>
<b>Training Course Fees</b> Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees - NB £800 for two people	<b>£0</b>
<b>Administration Fee</b> In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	<b>£450</b>
<b>Working Capital</b> Minimum working capital required	<b>£8,000</b>
<b>Stock &amp; Glassware</b> In the region of to cover the value of opening stock	<b>£4,000</b>
<b>Valuers Fee</b> In the region of (paid to valuer) for valuing fixtures and fittings.	<b>£800</b>
<b>Advanced Rent</b> In the region of (usually 1 month) - negotiable	<b>£2,000</b>
<b>Fixtures &amp; Fittings</b> Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	<b>£25,000</b>