

# Application Process

## Application Process

### 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

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

- In the town centre with large garden to the rear
- Opposite mainline train station
- Close to shopping centre and local shops
- Grade II listed with prominent position on busy road
- Well equipped catering kitchen

### Could this be the pub for you?

To make an application for this business opportunity, please complete an enquiry form and return it to us as quickly as possible, or please ring 01234 244453 to speak with our recruitment team.

### Estimated Costs

Total estimated ingoing costs	£25,000
Annual rent	TBC



## Flint Cottage - High Wycombe To Let

3 Amersham Hill  
High Wycombe, Buckinghamshire, HP13 6NQ  
[View Pub Details](#)

Be Part of a Winning Team



### Pub Overview

The Flint Cottage is a grade II listed building standing prominent on the main road with lots of character, including a working fireplace and two other fireplaces which are ornamental. The pub is open plan but boasts lots of different areas within the trading area with a mixture of both low seating for dining and higher seating for more casual drinking. There is one main servery and good size domestic kitchen, a very large basement cellar and an amazing rear garden area. The domestic accommodation is very spacious with office, shower room, kitchen, lounge and four good sized bedrooms.



# Flint Cottage - High Wycombe



## Location

The Flint Cottage is set on a prominent position right opposite High Wycombe train station on Amersham Hill, operating a direct fast train into Marylebone station. The site is close to the shops and amenities in this affluent area with lots of passing traffic and footfall. There are many residential properties within walking distance to the pub.

## Property

Large open plan bar and dining area with up to 84 covers, lovely covered patio area with 38 covers, large enclosed garden with 20 picnic benches, well equipment purpose made catering kitchen, large basement cellar and large living accommodation area above the pub.

## Business Potential

There is potential to build on the food offer in the daytime and evening with a well-equipped catering kitchen and plenty of covers inside and out. In the evening there is potential for in house entertainment and events. The main attraction is the garden which is unusual in this built-up area so will attract plenty of custom in the summer months.

## Suitable Applicants

This pub would suit an experienced operator who is used to trading a busy town pub in the daytime for shoppers and passing footfall, it also has the extra benefit of the train station opposite so can attract the commuters travelling into London and back, then moving trade into the later evening hours. Ideally an energetic couple who could cover both front and back of house, being able to facilitate the evening trade.

# Flint Cottage - High Wycombe

MAT rolling 12 months to Oct 25	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2025	20	17	3
2024	216	166	51
2023	220	166	54
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 %	
Accommodation 0%	
FMT = Fair Maintainable Trade	

## Agreement Offered

A 3 or 5 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 with licensing hours being Sunday to Thursday 09.00 - 23.00 and Friday to Saturday 09.00 - 00.00. 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)	£4,500 p/a
<b>Accountancy Services</b> Fees for a nominated accountant (in the region of)	£4590 p/a
<b>Stocktaking Services</b> Six professional stocktakes per annum recommended	£960 p/a
<b>Rent</b> In the region of (payable monthly in advance)	£TBC

## 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	£24,280
<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)	£10,000
<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	£480
<b>Working Capital</b> Minimum working capital required	£8,000
<b>Stock &amp; Glassware</b> In the region of to cover the value of opening stock	£5,000
<b>Valuers Fee</b> In the region of (paid to valuer) for valuing fixtures and fittings.	£800
<b>Advanced Rent</b> In the region of (usually 1 month) - negotiable	£0
<b>Fixtures &amp; Fittings</b> Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£27,000

