

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

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Business Opportunity



Key Highlights

- Prominent road side location on the busy A6 road between Bedford and Milton Ernest
- Picture postcard, traditional inn full of character with very large gardens flanking the river Ouse
- Real open log fire place and wooden beams add to the initial first impression
- New external decking area adjacent to the restaurant ideal for alfresco dining
- Payment plan available for the fixtures and fittings purchase
- Large 4-bed private accommodation

Is this your dream pub?

Call and speak to our recruitment team on 01234-244453

Estimated Costs

Total estimated ingoing costs	£30,000
Annual rent	£49,500



The Falcon @ Bletsoe To Let

Bletsoe, Rushden Road
Bedford, Bedfordshire, MK44 1QN

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The internal trade areas of this business comprise of three dining areas, having a total of eighty covers, one bar operation and a new decking area with thirty covers. The garden is large enough for a possible further one hundred covers. Key features include a real open fire place and low wooden beams, full of charm and character. This layout is ideal for both private dining and functions. Externally the business offers the potential for wedding events and private functions of a similar nature, with ample room for external marquees.



The Falcon @ Bletsoe



Location

The Falcon Inn is situated on the very busy A6 road between Bedford and Milton Ernest, just 5 miles from the centre of Bedford, with links to the M1

Property

This substantial property is a two storey brick building with a tiled roof. Adjacent to the main building you will find a large car park and ample attractive gardens and grounds. The site benefits from a very well equipped commercial catering kitchen with associated storage areas and a good sized cellar, all accessible from the main bar area. The private accommodation comprises of four bedrooms, sitting room, kitchen and separate toilet/bathroom, all in very good order.

Business Potential

This attractive destination business offers an exciting opportunity for an experienced retail food operator to build on the existing business, with particular focus on the food offering to attract both passing trade and a destination dining experience. There is the potential to develop the function trade opportunity especially externally with its beautiful river side setting.

Suitable Applicants

This business represents a great opportunity for an experienced catering couple or multiple site retailers who are committed to providing a first class pub/dining experience, with excellent customer service skills.

The Falcon @ Bletsoe

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
To Mar 2026	49	36	13
2025	76	56	19
2024	52	37	15
Volume Notes	Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

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.

Premises Licence

There is a current premises licence in place for alcohol, regulated entertainment and late night refreshment, with licensed hours being 10.00 to 23.00 Monday to Saturday and 12.00 to 22.30 Sunday. A copy 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 Includes: Cellar cooling service, Extract clean x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	£5,200 p/a
Accountancy Services Fees for a nominated accountant (in the region of)	£4,900 p/a
Stocktaking Services Six professional stocktakes per annum recommended	£1,472 p/a
Rent In the region of £4,000 p/m	£49,500 p/a

Anticipated Investment Required

Security Deposit Paid in advance to Wells & Co. Ltd, held to cover credit and rental charges. Returnable at the end of the agreement.	£12,500
Administration Fee Payable to Wells & Co. Ltd in advance, to cover e.g. premises license changes, solicitors fees, and agreement.	£430
Minimum Working Capital Required Minimum working capital required	£10,000
Stock and Glassware Paid to the outgoing licensee on the day of changeover) to cover the value of opening stock	£3,000
Valuers Fees (paid to valuer) for valuing fixtures and fittings	£800
Advanced Rent One month rent in advance	£4,125
F&F 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.	£35,000
APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£30,855