

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

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.

The Black Horse Inn - Swaffham Bulbeck



Key Highlights

- Letting rooms attached giving an additional income stream
- Commercaill kitchen in place to support food growth
- Conservatory dining area to support food offer
- A great stop over for tourists visiting the local area
- Considerately decorated throughout the internal trade space

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team



To Let

35 High Street, Swaffham Bulbeck
Swaffham Bulbeck, Cambridgeshire, CB25 0HP
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

A great community Pub in the heart of the village of Swaffham Bulbeck which offers a comfortable traditional Pub with a conservatory dining area, car park and letting rooms so is the complete package when it comes to looking after customers for all occasions. The pub is located close to Cambridge & Newmarket that both attract huge numbers of tourists every year and also benefits from sitting in the heart of the village as a community asset. A real gem in the heart of the beautiful Cambridgeshire countryside.



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Location

The Black Horse is located just off the A14 in between the Historic City of Cambridge and the famous horse racing town of Newmarket both of which draw huge tourist business to the area

Property

- Bar covers seated 40
- Restaurant covers 30
- External Covers 30
- Above ground cellar
- Well equiped commercail kitchen
- Private accomodation comprising of 2 Bedrooms, Kitchen, Bathroom, Lounge

To the rear of the site, there is an accommodation block arranged in a courtyard housing 7 of the letting rooms, all of which are ensuite. On the first floor, there are a further 2 letting rooms & access to the domestic accommodation.

Business Potential

The Black Horse Inn is a great example of a local community pub with the opportunity to build strong links to the local community as it sits in the heart of the village and surrounding areas offering a great opportunity to engage actively with the changing demands & opportunities of the trading sessions throughout the year.

The pub is within good proximity to the tourist attractions of Cambridge & Newmarket with regular events driving both tourist and regular trade in the area. The pub is a great opportunity for an owner operator to make their mark in the local area through developing the food offer and the letting rooms. The Pub will benefit from an operator who can really stamp their personality and vision on the pub and create a venue that customers want to come back too.

Suitable Applicants

Experienced pub operators required with experience in menu development and food execution.

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Jan 2023	81.3	66.5	14.8
2022	71.5	56.7	14.9
2021	29.2	23.2	6.1
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 FMT	45%
Food Sales FMT	28.5%
Accommodation FMT	26.5%
FMT = Fair Maintainable Trade	

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. A long term fully insuring and repairing lease agreement would be considered for a well-funded and experienced applicant. 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 food, with licensing hours being 10am to Midnight Monday to 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, Extract clean, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). Electrical Test (tenancies only)	£4,000 pa
Accountancy Services Fees for a nominated accountant (in the region of)	£3,468 pa
Stocktaking Services Six professional stocktakes per annum recommended	£1,471 pa
Rent In the region of (payable monthly in advance)	£36,500 pa
Anticipated Investment Required	
APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£28,000
Security Deposit Payable in advance to Wells to cover charges incurred by your business - trading as a Ltd Co	£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	n/a
Administration Fee In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	£450
Working Capital Minimum working capital required	£10,000
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)	£3,041
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	TBC