

BRICKLAYERS ARMS

APPLICATION PROCESS

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.charleswells.co.uk 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 244423 or via email at retailrecruitment@charleswells.co.uk 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 Charles Wells the chance to learn more about each other. You will also have the opportunity to ask any questions you have.

BUSINESS, FINANCE & MARKETING PLAN & 2ND INTERVIEW

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 (CRISP). This will help prepare you for your new business venture and you'll meet a number of key Charles Wells 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

Charles Wells 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

Charles Wells 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



Charles Wells
BREWING FAMILY SINCE 1876



PUB OVERVIEW

Situated on Queen Street opposite a bustling market square, 'The Brickies' is a Hitchin landmark and a firm favourite with local beer aficionados thanks to its varied and well-kept real ale selection. The potential exists to complement this strong beer selection with a simple food offer and a wine menu, broadening the pub's appeal and giving its already loyal clientele extra reasons to visit. We a strong focus on football, The Bricklayers Arms is renowned as the best place in Hitchin to watch the big game, but it has also had success with live music events in the past. There exists a real opportunity for the right operator to drive the pub's entertainment calendar, enhance its bar sales and market effectively market The Bricklayers Arms to its affluent local demographic of Hitchin and beyond.

RETAIL DEVELOPMENT MANAGER



The RDM is Colin Spilling who can be contacted direct on 07802 499840

Bricklayers Arms

TO LET

The Bricklayers Arms, 29 Queen St, Hitchin SG4 9TP
www.charleswellspubs.co.uk/pubs/opportunities

ESTIMATED COSTS

Total estimated ingoing costs	£19,250
Annual rent	£18,000 pa

BE PART OF A WINNING TEAM

Bricklayers Arms is a Charles Wells pub



THE BRICKLAYERS ARMS HIGHLIGHTS

- Popular town centre community pub
- Situated on a busy road opposite the lively market square
- Opportunity to develop a simple food offer
- Car parking and rear patio area
- Payment plan available for fixtures and fittings

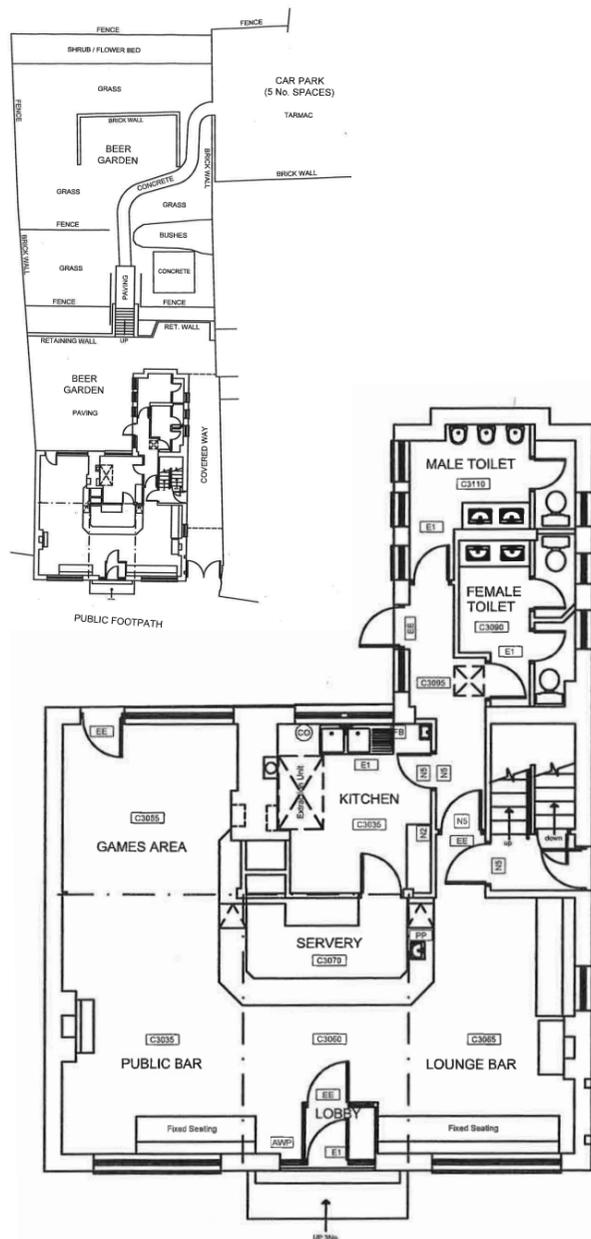
BRICKLAYERS ARM



SUITABLE APPLICANTS

The Bricklayers Arms would suit an experienced community focused operator with the drive to maintain the pub's current level of footfall via an extensive weekly activity programme. Strong commercial and Financial skills must complement a commitment to providing fantastic hospitality catering know-how would also be advantageous if a basic food offer is to be introduced.

LICENSING LAYOUT



LOCATION

Follow the signs for the town centre and the Bricklayers is overlooking the market square situated on Queens Street, Hitchin.

PROPERTY

- The Bricklayers Arms is a large, double-fronted, brick building with plenty of period charm. There is a walled courtyard patio and raised garden to the rear. There is also a small car park, which is a valuable asset this close to the town centre. The pub is open plan and is served by a single bar with 8 hand pulls. To the rear of the building is a large courtyard which serves as a smoking provision and leads to a grassy, raised beer garden. The kitchen is small, and lacks extraction so a full menu offering is not currently possible. There is also a well proportioned underground cellar. The accommodation is located upstairs and consists of a lounge, 3 double bedrooms and a bathroom.

BUSINESS POTENTIAL

- There is a great opportunity here to build on the cask ales. There are particular opportunities to develop music which is very popular in what is an affluent area and to enhance the bar trade. The Fair Maintainable Trade income for The Bricklayers Arms is £276,120 gross sustaining a rent of £18,000 pa, with a wet sales 100%.

BRICKLAYERS ARM

Month and Year of MAT figures 09/2018	Total volume Brewers barrels = 36 gallons	Barrels Beer and Stout	Composite Barrels Cider, wines, spirits, FAB's and minerals
Moving Annual Turnover	241	222	42
Last Year	209	171	38
Previous year	260	222	37
Volume Notes	Full Tie		

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 Charles Wells Ltd. A long term fully insuring and repairing lease agreement would be considered for a well-funded and experienced applicant.

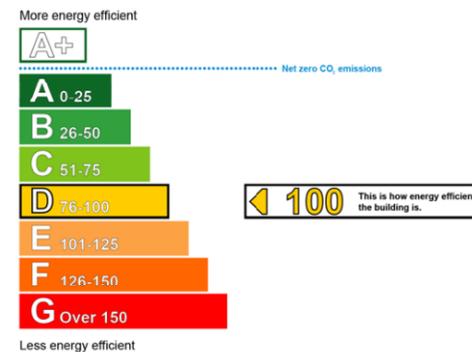
PREMISES LICENCE

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.

BUSINESS RATES

Information about current business rates can be found at www.voa.gov.uk We always encourage our licensees to challenge rates by using Gerald Eve, our nominated specialist.

ENERGY PERFORMANCE



ANTICIPATED INVESTMENT REQUIRED

We estimate the investment required for this pub would be as follows:

Security deposit in the region of **£6,000**
Paid in advance to Charles Wells Pub Company and held to cover credit and rental charges. Note - If the business is to be run as a limited company, personal guarantors from each company director are required. The bond specified is for a sole trader agreement. If its below £10,000 it will rise to that amount for a limited company.

Fixtures and fittings estimated valuation **£4,500**
(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. The successful applicant must rely upon the valuation provided by their appointed licensed trade valuer in relation to the actual sum to be paid.

Stock and glassware in the region of **£5,000**
(paid to the outgoing licensee on the day of changeover) to cover the value of opening stock.

Valuers fees in the region of **£800**
(paid to valuer) for valuing fixtures and fittings.

Training course fees per person **£550**
(payable to Charles Wells Pub Company) 5 day CRISP induction course mandatory for all licensees. NB £800 for two people.

Administration fee in the region of **£400**
(payable to Charles Wells Pub Company in advance) to cover e.g. premises licence changes, solicitors fees and agreement.

Minimum working capital required **£5,000**

Advance rent in the region of (usually 1 month) **£1,500**

APPROXIMATE TOTAL **£19,250**

Excludes fixtures and fittings, payment of which can be spread over the period of the agreement. Please note that these are estimated figures, given as a guide only.

ONGOING COSTS

Rent **£18,000 pa**
(payable monthly in advance).

Service charge in the region of **£1,820 pa**
payable monthly, to include: Cellar cooling service, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only), NICEIC Electrical Test (tenancies only).

Accountancy services in the region of **£2,600 pa**
fees for nominated accountant (payable monthly).

Stocktaking services in the region of **£1,560 pa**
we recommend all licensees should have six professional stocktakes per annum.

Please note that these are estimated figures, given as a guide only. Goods and services may be subject to VAT.

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