

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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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

- Great location on the busy Old Town High Street
- Commercial kitchen in place to support food offer and growth
- Generous external space for drinking & dining
- One bar operation helping reduce operational costs
- Recent full investment both internally and externally
- Private accommodation comprising a 2-bed self contained flat

Is this the pub for you?

Please ring 01234 244453 to speak with our recruitment team or submit an enquiry form.

Estimated Costs

Total estimated ingoing costs	£26,000
Annual rent	£36,000



The Old School House To Let

London Road
Stony Stratford, Buckinghamshire, MK11 1JA

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Old School House is a very well presented pub due to a high level of recent investment. This business benefits from a large single bar layout reducing operational costs, 65 internal covers and 60 external covers surrounding the front of the pub, ideal for people watching! The pub also benefits from a catering kitchen, small car park, private courtyard and storage.



The Old School House



Location

The Old School House is located toward the top end of the High Street in Stony Stratford. Milton Keynes and is ideally situated to capture all passing trade and the many surrounding local communities. Stony Stratford is a market town in Buckinghamshire and a constituent town of Milton Keynes. It is located on Watling Street, historically the Roman Road from London to Chester. It is also a civil parish with a town council in the City of Milton Keynes. Stony is in the north-west corner of the Milton Keynes urban area, bordering Northamptonshire but separated from it by the River Great Ouse.

Property

Previously named The Plough, the OSH is an impressive brick building that stands out to all passing traffic. There is a underground cellar accessible from behind the bar, 65 internal covers, 60 external covers and plenty of open plan bar space. The trade kitchen and office are located on the ground floor. Private accommodation comprising of a 2-bed self contained flat, kitchen and bathroom is ideal for the operator also benefiting from it's own access. The first floor also offers a separate staff W/C and locker room, office and store room.

Business Potential

The Old School House offers a great opportunity for a passionate and energetic business owner to engage with the local community, drive entertainment, sporting events and establish themselves and the pub as the go to venue for all occasions in the town.

The prospective tenant has an opportunity to grow the food offer at site by putting their own stamp on the offer and setting themselves apart from the crowd, by offering various dining opportunities for this high street location.

The large front patio area wraps this very attractive building and gives the pub a great USP in the summer months.

The Old school House is a great turn key opportunity with huge scope to build on the existing income.

Suitable Applicants

Experienced pub operators required with experience in both the wet and food side of the pub business with the ability to compile and deliver a jam packed exciting calendar of events offering customers a reason to visit.

The Old School House

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Dec 2024	232	161	71
2023	259	181	78
2022	243	169	44
Volume Notes	Full tie agreement to buy all drinks products (beers, ciders, wines, spirits, stouts and minerals) from Wells and Co Pub Company		

Agreement Offered

A 3-year fixed term or renewable tenancy agreement is offered.

Premises Licence

There is a current premises license in place for alcohol and food, with licensing hours being Monday to Sunday 10am to midnight.

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 x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	£4,000 p/a
Accountancy Services Fees for a nominated accountant (in the region of)	£4,000 p/a
Stocktaking Services Six professional stocktakes per annum recommended	£1,350 p/a
Rent In the region of (payable weekly in advance)	£36,000 p/a

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£26,250
Security Deposit Payable in advance to Wells to cover charges incurred by your business - trading as a Ltd Co	£10,000
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	£8,000
Stock & Glassware In the region of to cover the value of opening stock	£4,000
Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings	£800
Advanced Rent In the region of (usually 1 month)	£3,000
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£25,000