

Application Process

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.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 Old Cherry Tree, Northants



Key Highlights

- Charming thatched English pub and beer garden, full of character and traditional atmosphere.
- Ideal for an operator with a passion for great food
- Fair Maintainable Profit of £31,600 before drawings
- 2-bed private accommodation
- Payment plan available for fixtures and fittings

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team



To Let

8 Cherry Tree Lane, Great Houghton
Northampton, Northamptonshire, NN4 7AT
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Old Cherry Tree is a beautiful 16th century thatched property in superb condition with a reputation for delivering a fantastic dining experience to affluent consumers from Northampton and surrounding villages. It also enjoys considerable custom from the residents of Great Houghton. A great range of cask ales and extensive & premium wines, private dining area / function room and ample parking lend it the versatility to cater to business meetings and large dinner parties. The well-kept, enclosed rear garden is the perfect place to enjoy a drink in the warmer months, while the charming open fireplace and wood-burning stoves inside make it the perfect winter hideaway.



The Old Cherry Tree, Northants



Location

Located at the end of Cherry Tree Lane, in the sought after & characterful village of Great Houghton just off the A428 Northampton to Bedford main route. The pub is 3 miles South East of Northampton town centre and a mile from the expanding Blackmills & The Lakes Business and Industrial estate.

Property

This beautiful thatched property, in excellent condition, is located centrally in the village of Great Houghton and has provision for parking, together with a well kept and enclosed rear garden. There is a traditional bar area, as well as a private Parquet room catering for 12 covers and a dining/function room for up to 32 covers. There is also the opportunity to continue with & capitalise on the food offer & develop it further. The site has an under ground cellar with well equipped catering kitchen and ample storage. Within the private quarters there are two bedrooms, a large lounge, a bathroom and one additional en-suite room which is ideal for staff.

Business Potential

The pub has great potential for a modern retailer who understands village life and wants to become part of the community. There is also the opportunity to continue to develop the food offer, building on the previous excellent standards and driving the activity at a local level. Currently The Fair maintainable Turnover is around £432,400 pa, of which 43 % is drink trade and 57% food. Please note that these figures are for guidance purpose only.

Suitable Applicants

The Old Cherry Tree would suit an experienced operator with a strong catering offer and a desire to embrace village life and enhance the pub's already strong status as a social hub in the area.

The Old Cherry Tree, Northants

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Jan 2025	127	85	42
2024	143	96	47
2022	163	109	54
Volume Notes	Full tie agreement to buy all drinks products (beers, ciders, wines, spirits, stouts and minerals) from Wells and Co Pub Company		

Anticipated Retained Income

Drink Sales 0%	
Food Sales 0%	
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. 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 opening times.

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)	£108 p/m
Accountancy Services Fees for a nominated accountant (in the region of)	£99 p/m
Stocktaking Services Six professional stocktakes per annum recommended	£29 each
Rent In the region of (payable weekly in advance)	£540 p/m

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£26,000
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	£480
Working Capital Minimum working capital required	£7,000
Stock & Glassware In the region of to cover the value of opening stock	£7,000
Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings	£920
Advanced Rent In the region of	£540
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£29,000