

# 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](http://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](http://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](mailto: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

- Well situated pub with good kerbside presence and ample parking
- Large commercial kitchen to support food offer and enable growth
- Large garden area to the rear
- Close proximity to the historic university town of Cambridge
- Full of character throughout the trade area
- Private accommodation comprising of one bedroom, living area, kitchen and bathroom

### Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

### Estimated Costs

Total estimated ingoing costs	£28,000
Annual rent	£15,500 (Y1 £5,800)



## The Rose, Stapleford To Let

81 London Road, Stapleford  
Cambridge, Cambridgeshire, CB22 5DG

[View Pub Details](#)

Be Part of a Winning Team



### Pub Overview

The Rose is a traditional village pub full of character with low ceilings and exposed beams making it a fantastic space for guests to dine, drink and relax. The Rose has a large commercial kitchen and extensive garden with large car park to the rear. The pub benefits from a main bar & trade area suitable for drinking & dining giving a very versatile trade space that offers a relaxed and inviting customer experience. The site also has a small snug with its own bar suitable for private dining or events. This pub offers the operator a blank canvas to create a truly picturesque offering with great roadside presence and the potential to be a real go to venue.



# The Rose, Stapleford



## Location

Stapleford is a village located approximately 4 miles to the south of Cambridge, in the county of Cambridgeshire. Close to the M11 it's within easy commutable distance of the City Centre & local park & rides.

## Property

- Internal covers circa 60 in the main bar and 10 in the snug
  - External Covers circa 50+
  - Large commercial kitchen
  - Private accommodation comprising of one bedroom plus a living area, kitchen and bathroom
- The landlord reserves the right to retain a portion of the car park for the installation of EV Charger bays, please speak to the RDM for this site for further information.

## Business Potential

The Rose offers a great opportunity for an exciting and energetic tenant to engage with the local community and establish themselves and the pub as the go to venue for all occasions in the local area.

The Garden to the rear of the pub offers the prospective operator the chance to develop this space alongside the kerbside presence to be a destination of choice.

The Rose offers a blank canvas to the right operator when it is re-opened and as such offers a real opportunity to build your own reputation locally.

## Suitable Applicants

Experienced pub or food operators required with experience in menu development and food execution. The prospective tenant has an opportunity to really drive the food offer at site putting their own stamp on the pub offer and setting themselves apart from the crowd

# The Rose, Stapleford

MAT rolling 12 months to May 23	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2023			
2022			
2021			
<b>Volume Notes</b>	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

<b>Drink Sales</b> FMT	<b>40%</b>
<b>Food Sales</b> FMT	<b>60%</b>
<b>Accommodation</b> FMT	
FMT = Fair Maintainable Trade	

## Agreement Offered

A 5-year fixed term 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.

Total rent for first year is £5812, as follows:

First 3 months - Rent fully deferred

Months 4-6 - 25% rent payable at £323 p/m equal to £968 for months 4-6

Months 7-9 - 50% rent payable at £646 p/m equal to £1937 for months 7-9

Months 10-12 - 75% rent payable at £969 p/m equal to £2907 for months 10-12

Total rent for first year is £5812

## 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

<b>Service Charge</b> Payable monthly, to include: Cellar cooling service, Extract clean, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). Electrical Test (tenancies only)	<b>£4,000 pa</b>
<b>Accountancy Services</b> Fees for a nominated accountant (in the region of)	<b>£4,254 pa</b>
<b>Stocktaking Services</b> Six professional stocktakes per annum recommended	<b>£1,356 pa</b>
<b>Rent</b> In the region of (payable monthly in advance)	<b>£15,500 pa</b>

## Anticipated Investment Required

<b>APPROXIMATE TOTAL</b> Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	<b>£27,250</b>
<b>Security Deposit</b> Payable in advance to Wells to cover charges incurred by your business (If your business is to operate as a limited company a bond of £10,000 is required, together with a personal guarantee for all directors)	<b>£10,000</b>
<b>Training Course Fees</b> Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees - NB £800 for two people	<b>£0</b>
<b>Administration Fee</b> In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	<b>£450</b>
<b>Working Capital</b> Minimum working capital required	<b>£10,000</b>
<b>Stock &amp; Glassware</b> In the region of to cover the value of opening stock	<b>£6,000</b>
<b>Valuers Fee</b> In the region of (paid to valuer) for valuing fixtures and fittings.	<b>£800</b>
<b>Advanced Rent</b> In the region of (usually 1 month)	<b>£0</b>
<b>Fixtures &amp; Fittings</b> Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	<b>TBC</b>