

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 New Sun Inn, Kimbolton



Key Highlights

- Major Transformational Investment planned, creating a high quality premium pub in Kimbolton
- Prominent position in sought after Cambridgeshire village with 4-bed spacious domestic family accommodation
- Heritage Pub with separate restaurant providing opportunity to develop a quality food business
- Large enclosed patio, which will be developed into a Fantastic alfresco drinking and eating area
- Cosy and inviting lounge full of traditional charm

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team



To Let

20 High Street
Kimbolton, Cambridgeshire, PE28 0HA
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

Steeped in history and charm, The New Sun Inn has been a mainstay of the beautiful Cambridgeshire village of Kimbolton for around three centuries. Wells and Co is set to make a major investment to the eye-catching three-storey brick building under a slate tiled roof. The pub's exterior and Interior will be revamped to enhance the quality of this listed building as well as make the right business opportunity for our new Pub Partners. The Pub with it's enticing open fire, warm furnishings and comfy seating make it a magnet for local drinkers and diners. Whether enjoying a pint of expertly kept craft ale after an invigorating walk in the local countryside or treating yourself to a delicious pub meal in friendly surroundings, the pub has a strong reputation locally as a great destination of choice. The New Sun Inn's fully equipped commercial kitchen, sizeable exterior patio and affluent regional demographic all signpost the potential for the business to expand significantly under the right operator.



The New Sun Inn, Kimbolton



Location

Kimbolton is a picturesque affluent and highly sought after Cambridgeshire village which can be found on the B645 just off the A14 West of Huntingdon.

Property

- The transformational Investment will be sympathetic and enhance the pubs cosy & welcoming atmosphere full of Olde' Worlde' charm with exposed beams and brickwork, and feature open fireplace.
- Public Bar has a traditional and inviting feel and will have stone flagged flooring, exposed beams, and brickwork. The bar will be completely revamped, to offer an attractive well merchandised and attractive back bar, at the same time efficiently organised for the staff & well-equipped wooden bar servery, bottle fridges, wine storage and glass wash area.
- Conservatory; The Investment will create two large and attractive round booths wooden flooring, wooden panelling, will be stylishly furnished and decorated with an inside out feel as it leads to the courtyard at the rear.
- Restaurant or Private Dining Room; The investment will bring this room more into plan, with quality furnishings and key tables allowing customers to sit in the windows and watch the day go by.
- Catering Facilities; There is a fully equipped commercial kitchen (equipment not tested) with stainless steel surfaces, extractor system, cooker, grills, dishwasher, fryer, walk-in fridge and storage. It should be noted that a new oven, fat fryer, industrial freezer and waitress fridge freezer were all installed in 2018.
- The Flat will be re configured and will be spacious and flexible, located on the 1st and 2nd floor and comprises of 4 double bedrooms, lounge, dining room, kitchen, office, family bathroom.

Business Potential

An amazing opportunity for an owner operator business to work with Wells & Co to develop an Iconic Pub with an enclosed garden as a hidden gem, which is not only picturesque but has a fantastic opportunity to grow both the Food & Drinks trade. With high standards and focus on the affluent target market from Kimbolton and the surrounding villages in addition to social media presence and working closely with the local community, this site is set to get firmly back on the map after a period of closure.

Kimbolton is a long established village with a population in excess of 1500 and dates back to medieval times. It is famous for its castle being the home and later prison of Catherine of Aragon where she died in 1536. The Castle is a very prominent building which is now an Independent Day and Boarding School and dates back to Norman times. Kimbolton is known locally for its facilities such as shops, post office, doctors, cafes and church etc. and up until 1959 it had its own railway station, The larger market town of St. Neots, with its shops, cafes and river setting is only 8 miles away.

Suitable Applicants

Applicants for The New Sun Inn should be committed to providing great hospitality and be able to engage with the local community to drive sales through a range of activities. Experience of retail catering will be a distinct advantage in order to maximise the growth potential of both the food and drink sales.

The New Sun Inn, Kimbolton

Month and Year of MAT figures 02/2020	Total volume (Brewers barrels = 36 gallons)	Barrels (Beer and Stout)	Composite Barrels (Cider, wines, spirits, FAB's and minerals)
Moving Annual Turnover	155	108	47
Last Year	155	108	47
Previous year	183	127	56
Volume Notes	The current operator is fully tied		

Anticipated Retained Income

Drink Sales	
Food Sales	
Room Sales	
Gaming Machines	

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.

Premises Licence

There is a current premises license in place for alcohol, with licensing hours to be confirmed. 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.

Floor plans, demographic information and an Energy Performance Certificate can be found on the pub's vacancy page on our website.

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, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). NICEIC Electrical Test (tenancies only)	£3,421pa
Accountancy Services Fees for a nominated accountant (payable monthly)	£4,010pa
Stocktaking Services Six professional stocktakes per annum	£1,600pa
Rent In the region of (payable monthly in advance)	£47,500pa

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£32,033
Security Deposit 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.	£11,875
Stock and Glassware In the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock.	£4,500
Valuers Fees In the region of (paid to valuer) for valuing fixtures and fittings. Minimum working capital required	£800
Training Course Fees Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees - NB £800 for two people	£500
Administration Fee In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	£400
Advance Rent In the region of (usually 1 month)	£3,958
Working Capital Minimum working capital required	£10,000
Fixtures and Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment	£60,000