

# 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

- Beautiful, traditional thatched English pub with private accommodation
- Great location in the heart of an affluent village
- Highly visible from the A428 main road between Bedford and Northampton
- Ideal for operator with a passion for great food
- Payment plan available for fixtures and fittings
- One month rent free, and support while the pub develops to FMT levels

### Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

### Estimated Costs

Total estimated ingoing costs	£18,400
Annual rent	£10,500 (£202 p/w)



## The Red Lion, Yardley Hastings To Let

89 High St  
Yardley Hastings, Northamptonshire, NN7 1ER  
[View Pub Details](#)

Be Part of a Winning Team



### Pub Overview

The Red Lion has been described more than once as being 'the perfect country pub' and following a visit to this Northamptonshire gem it's hard to argue otherwise. It's clean yet rustic bar, thoughtful drinks selection and highly regarded food menu all contribute to its well-earned regional reputation. Following an extensive refurbishment in 2016, the pub has everything it needs to maintain its consistently bustling trade well into the future under the right operator. The Red Lion boasts a traditional bar area to the front, a good-sized lounge bar with 18 covers, a restaurant with 32 covers and a delightful 'snug' dining area with an additional 8 covers, not to mention a beautifully-presented beer garden and ample parking. Bespoke events are a highlight: one-off menus, drinks pairings and a beautiful space in which to host combine to offer the chance to create a really special night.



# The Red Lion, Yardley Hastings



## Location

The Red Lion occupies a superb position in the affluent village of Yardley Hastings and is highly visible off the main A428 Bedford to Northampton road. Yardley Hastings is approximately 4 miles from Olney, 8 miles from Northampton and close to the villages of Grendon, Denton and Lavendon.

## Property

- The Catering kitchen is immaculately presented with an excellent selection of commercial catering equipment, including steam oven and walk-in cold room
- The private accommodation comprises: 2 bedrooms, kitchen, lounge and a bathroom
- The beer cellar and dry goods store located in a separate outbuilding
- A further outbuilding is not part of the agreement

## Business Potential

The Red Lion provides an opportunity for an owner operator to continue with the high standards that have been set and work even closer with the local community to further enhance the local reputation utilising good social media presence. Fair Maintainable Turnover is £356,000 with a split of 45/55 wet to food, with estimated profit before drawings of £21,000 per year live in.

## Suitable Applicants

Operators suitable for The Red Lion will have proven experience in operating a quality food-led business. Maintaining the pub's warm and friendly atmosphere will be key, as will a passion for first-class customer service and a desire to maintain The Red Lion's enviable position at the heart of its local community. Sound marketing skills will be equally important in attracting visitors from further afield.

# The Red Lion, Yardley Hastings

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beer and Stout)	Composite Barrels (Cider, wines, spirits, FAB's and minerals)
Feb 2024	77	52	24
Last Year	21	15	6
Previous year	19	13	6
<b>Volume Notes</b>	The volumes are low in Last year and the Previous year as the pub was only open for 4 months each year		

## Anticipated Retained Income

<b>Drink Sales</b>	
<b>Food Sales</b>	

## 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. BII Membership included.

## Premises Licence

There is a current premises license in place for alcohol and recorded music, with licensing hours being 11.00 to 00.30 Monday to Saturday and 11.00 to 00.00 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](http://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

<b>Service Charge</b> Payable monthly, to include: Cellar cooling service, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). NICEIC Electrical Test (tenancies only)	<b>£90 p/w</b>
<b>Accountancy Services</b> Fees for a nominated accountant	<b>£77 p/w</b>
<b>Stocktaking Services</b> We recommend all licensees should have six professional stocktakes per annum	<b>£25 p/w</b>
<b>Rent</b> In the region of (payable monthly in advance)	<b>£202 p/w</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>£20,700</b>
<b>Security Deposit</b> Payable in advance 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 from all directors	<b>10,000</b>
<b>Stock and Glassware</b> In the region of (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock	<b>£3,500</b>
<b>Valuers Fees</b> In the region of (paid to valuer) for valuing fixtures and fittings. Minimum working capital required	<b>£800</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>£400</b>
<b>Advance Rent</b> In the region of (usually 1 month)	<b>£0</b>
<b>Working Capital</b> Minimum working capital required	<b>£6,000</b>
<b>Fixtures and Fittings</b> Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment.	<b>£15,000</b>