

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.

Business Opportunity



Key Highlights

- Well located pub, situated on the busy A423 in the heart of the village
- Benefiting from a recent extensive refurbishment
- Good size site with 96 covers internally and well equipped kitchen
- 100 covers in the garden and good size car park
- Funds available for external redecoration

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	£35,000



WELLS & CO

Duck on the pond To Let

The Green, Long Itchington
Long Itchington, Warwickshire, CV47 9QJ
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Duck on the Pond is a delightful looking pub, set back from the road with an attractive garden area, adequate parking and good size internal trading areas. The pub attracts both local custom and from further afield with the extensive food offer attracting trade especially during the evenings and weekends. In the summer months, the garden comes into extensive use and the pub has hosted local events and beer festivals in the past.



Duck on the pond



Location

The Duck on the Pond is situated in the centre of the village of Long Itchington, on the A423 between Southam and Coventry in the county of Warwickshire. Long Itchington is a busy village with good local amenities.

Property

The trading area is divided into 3 areas, serviced from a centrally located bar. The snug offers approx. 32 covers in a cosy area with an open fire place located centrally. The bar area, also with an open fire offers approx. 22 covers and both snug and bar area are suitable for either drinking or dining. The dining/restaurant area offers a further 42 covers making 96 internal covers in total. Ladies, gents and disabled toilets are off a central corridor to the rear which has access to a small public smoking area to the rear of the property. The back of house areas are extensive; there is a very well equipped and recently refurbished catering kitchen with adequate storage and a walk in chiller & pot wash room. There is a good size cellar with drop from the front of the building. The garden situated at the front of the property can offer up to 100 covers and there is parking for approx. 25 cars. The domestic accommodation at first floor level offers 4 bedrooms, lounge, 2 bathrooms, 1 toilet and a kitchen.

Business Potential

Following its recent investment in 2019 the current operators had made a great start rebuilding the business. There is a good opportunity for new licensees to re establish and continue to build both wet and food trade from the village and surrounding areas to achieve and exceed the 'fair maintainable net sales of £440,000, sustaining a rent of £35,000.

Suitable Applicants

This opportunity would suit experienced operators who have a desire and passion to build a strong food led business. Good catering and service skills together with the know how to grow sales and, most importantly, an ability to work well with guests and local communities.

Duck on the pond

MAT rolling 12 months to 2020	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Moving Annual Turnover	100.3	86.9	13.4
Last Year	5.7	4.2	1.5
Previous year	156.9	109.6	47.4
Volume Notes	Volumes have been effected by covid closure. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

Agreement Offered

A 3 year 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.

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)	£2,580
Accountancy Services Fees for a nominated accountant (in the region of)	£5,610
Stocktaking Services Six professional stocktakes per annum recommended	£700
Rent In the region of (payable monthly in advance)	£35,000

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£28,116
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	£10,000
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
Working Capital Minimum working capital required	£10,000
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. Minimum working capital required	£800
Advanced Rent In the region of (usually 1 month) - negotiable	£2,916
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment	£30,000