

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

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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

- Stunning canal side pub with outside seating directly on canal and moorings
- Charming detached property in large grounds and garden
- Ample car parking and on cycle path route
- Prominent position by the main road
- Planned new signage - as shown on brochure

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

Estimated Costs

Total estimated ingoing costs	£21,000
Annual rent	£30,000



The Two Boats, Long Itchington To Let

Southam Road
Long Itchington, Warwickshire, CV47 9QZ

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Two Boats is a friendly traditional village pub set by the canal, ideal for walkers, cyclists and boats, with a great opportunity for people watching with benches set out on the canal path. This pub offers a holiday feel to anyone visiting but also has a solid community following with regular events such as bingo and quizzes. The pub currently offers a good traditional food offering with a choice of excellent beers and ales. There is also a large car park and garden area.



The Two Boats, Long Itchington



Location

A fantastic trading position on the Grand Union Canal, in the village of Long Itchington. The pub is slightly set back from the A423 Southam to Coventry and is visible to passing traffic. You will find all the local facilities in the village including doctors, convenience store and schools.

Property

A two bar operation. A traditional bar and lounge bar with up to 40 covers. Good sized and easy accessible cellar and fully equipped catering kitchen. Domestic accommodation comprises of kitchen, lounge, 3 bedrooms and bathroom.

Business Potential

An already very successful business which offers a great canal side experience. The business is currently working on approx. 77.6% wet and 22.4% food so a good opportunity to build on the food sales. This business is very seasonal so most of the profit at the Two Boats is focused on in the summer months, so there is a good opportunity to build on the winter month trade.

The fair maintainable turnover for a reasonable operator would be in the region of £360,000 net per annum supporting a rent of £30k.

Suitable Applicants

This business would ideally suit an experienced couple who are passionate about getting involved with the local community and passing visitors alike. Catering skills would be a real benefit as there is great potential to build on the food offer at The Two Boats.

The Two Boats, Long Itchington

MAT rolling 12 months from October	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2021	105.2 (Summer will boost)	85.5	19.7
2020	n/e	n/e	n/e
2019	262.9	207.4	55.6
2018	225.9	186.3	39.7
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 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.

Premises Licence

There is a current premises license in place for alcohol with licensing hours being 10.00 to 01.00 Monday to Thursday, Friday and Saturday 10.00 to 02.00 and on Sunday 10.00 to 00.00. A copy of the license will be made available for applicants to view.

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Ongoing Costs

Service Charge Payable monthly, to include: Cellar cooling service, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). NICEIC Electrical Test (tenancies only)	£335 p/m
Accountancy Services Fees for a nominated accountant (in the region of)	£264.50 p/m
Stocktaking Services Six professional stocktakes per annum recommended	£113 p/m
Rent In the region of (payable monthly in advance)	£30,000

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£21,200
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)	£7,500
Training Course Fees Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees - NB £800 for two people	£0
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	£5000
Stock & Glassware In the region of to cover the value of opening stock	£5,000
Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings.	£800
Advanced Rent In the region of (usually 1 month) - negotiable	£2,500
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£14,000