

# Application Process

## Application Process

### 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

- Stunning destination pub in excellent condition throughout
- Fantastic beamed barn style conservatory dining room with Bi-Fold doors
- Beautiful garden & alfresco dining area to the rear overlooking countryside
- 3-bed private live-in accommodation
- 1st month rent free and F&F available on a payment plan
- Opportunity to create a small holding plot for a sustainable proposition

### Could this be the pub for you?

Please ring 01234-244453 to speak with our recruitment team

### Estimated Costs

|                               |         |
|-------------------------------|---------|
| Total estimated ingoing costs | £32,000 |
| Annual rent                   | £39,000 |



## The White Horse, Kimbolton To Let

High Street, Tilbrook  
Huntingdon, Cambridgeshire, PE28 0JP

[View Pub Details](#)

Be Part of a Winning Team



### Pub Overview

The White Horse is a quality pub aimed at the destination diner. It has a small quality Snug bar that invites the locals in for a relaxing drink, the restaurant area flowing through in to an Oak Barn style extension leads out on to the Beer Garden with a stunning Alfresco dining area looking out over the beautiful countryside.



# The White Horse, Kimbolton



## Location

The White Horse is well situated on the B645, approximately 2 miles to the west of Kimbolton, in an affluent area, and surrounded by the villages of Chelveston, Lower & Upper Dean, Riseley, and Spaldwick. Also within 6 miles of Raunds, 10 miles of St Neots & 15 miles North of Bedford.

## Property

The White Horse was refurbished to a high standard in 2018 with 80 covers internally spread over the three distinctive areas: Snug Bar (4m. x 7.4m), Dining Room (9m. x 5.1m), Conservatory (8.1m x 5m).

There is a good sized commercial catering kitchen (7m. x 3.8m), together with wash-up, store room, cellar, traditional bar servery and customer toilets. Externally, there is a large beer garden, outside dining area, 2 garden bars and storage barn, together with ample car parking. The Private accommodation consist of Three Bedrooms, Lounge, Kitchen and Bathroom.

## Business Potential

This is a fantastic opportunity for an owner operator business to continue with the high standards of food, drink & service that have been set by the current operators at the White Horse and grasp the opportunity through different incomes streams from quality Cask Ales, Wine, and Coffee, not to mention use of the land to the rear to grow the business further and gain potential extra income.

With the pubs close proximity to main roads, Bedford, St Neots and many quality country villages there is a real opportunity to develop the business further.

The pub needs to enhance the local reputation with good social media presence promoting the White Horse as the preferred place to visit to wine & dine.

The Fair Maintainable Turnover of over £608,066 with a split of 33/67 wet/food and a rent of £36,000 leads to an estimated profit before drawings of £43,000 per year.

## Suitable Applicants

Operators suitable for The White Horse will have a proven experience in operating a quality food-led business and a natural flair for high standards. 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 White Horse's enviable position at the heart of its local community. Sound marketing skills will be equally important in attracting visitors from further afield.

# The White Horse, Kimbolton

| MAT rolling 12 months to Dec | Total volume (Brewers barrels = 36 gallons)  | Barrels (Beers & Stout) | Composite Barrels (cider, wine, spirits, FABs and minerals) |
|------------------------------|--|-------------------------|---|
| 2023                         | 99   | 61                      | 38  |
| 2022                         | 61   | 40                      | 21  |
| 2021                         | 73   | 47                      | 25  |
| <b>Volume Notes</b>          | 2021 volumes were 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. 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 and live/recorded Music, with licensing hours being 11.00 to 23.20 Monday to Saturday and 12.00 noon to 22.50 on Sunday. A copy of the license will be made available for applicants to view.

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## Ongoing Costs

|   |                 |
|---|-----------------|
| <b>Service Charge</b> Payable weekly, to include: Extraction cleaning x 3, cellar cooling service, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). NICEIC Electrical Test (tenancies only) | <b>£86 p/w</b>  |
| <b>Accountancy Services</b> Fees for a nominated accountant (in the region of)  | <b>£89 p/w</b>  |
| <b>Stocktaking Services</b> Six professional stocktakes per annum recommended   | <b>£28 p/w</b>  |
| <b>Rent</b> In the region of (payable weekly in advance)  | <b>£750 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>£32,280</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>£480</b>    |
| <b>Working Capital</b> Minimum working capital required  | <b>£15,000</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) - negotiable   | <b>£0</b>      |
| <b>Fixtures &amp; Fittings</b> Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)  | <b>£29,500</b> |