

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

- Traditional country pub, full of character, with exposed beams benefitting from recent internal and external investment
- Well established food trade with an excellent reputation for quality and service
- Ample parking with attractive garden patio area and smoking provision
- 100 internal covers situated throughout the trade areas, also offering the option of a private dining facility
- Spacious three bedroom private accommodation in good order

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

Estimated Costs

Total estimated ingoing costs	£37,200
Annual rent	£48,000



Fox & Hounds, Riseley To Let

54 High Street
Riseley, Bedfordshire, MK44 1DT

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Fox and Hounds is a quality destination food business, with a very well established reputation. The business benefits from one large bar allowing 25 covers, a snug area with 20 covers which can also be used for private dining occasions, along with a 44 cover restaurant. Externally the business has a delightful very large garden area with patio and smoking provision, adding another 100 covers ideal for alfresco dining. It has recently seen much capital investment from both Wells & Co and the current business operator. It has a fully equipped commercial catering kitchen, separate prep room and walk in fridge, staff W/C and good sized ground floor cellar.



Fox & Hounds, Riseley



Location

The Fox and Hounds is positioned in the heart of the historic village of Riseley, Bedfordshire, which is just off the A6 and close to the villages of Bletsoe, Sharnbrook, Keysoe and Thurleigh. The town of Bedford is located approximately 10 miles South and the pub is well located close to M1 and main line rail links.

Property

Predominantly a two story brick built 16th Century farmhouse, with a pitched tiled roof, ample storage areas and large car park. It also offers a very spacious 3 bedroom private accommodation with a separate kitchen, bathroom, shower and small office.

Business Potential

The business is currently trading well under the existing business partners but does offer scope for further trade development, private functions, weddings and wakes. We consider the fair maintainable turnover for this business to be in the region of £724,422pa sustaining a annual rent of £48,000.

Suitable Applicants

This business would suit an experienced catering or multi-site food operator with a proven track record of developing a quality pub dining experience, ideally knowledgeable in marketing to a wide consumer base to attract guests from neighbouring villages and towns.

Fox & Hounds, Riseley

MAT rolling 12 months to July	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2022	121	105	16
2019	155	120	35
2018	155	105	50
Volume Notes	Volumes have been effected by covid. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

Anticipated Retained Income

Drink Sales FMT	£277,222
Food Sales FMT	£447,200
Gaming Machines FMT	n/a
FMT = Fair Maintainable Trade	

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.

Premises Licence

There is a current premises license in place for alcohol and entertainment, with licensing hours being 10:00 to 00.30 Monday to Saturday and 12:00 to 12 midnight on Sunday. A copy of the license will be made available for applicants to view.

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)	£3,396
Accountancy Services Fees for a nominated accountant (in the region of)	£2,820
Stocktaking Services Six professional stocktakes per annum recommended	£1,269
Rent In the region of (payable monthly in advance)	£48,000

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£32,700
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)	£12,000
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	£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	£4,000
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£45,000