

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

- Town centre pub very close to amenities and Warwick Castle
- 15th century traditional pub with fantastic period charm and features
- Stunning large garden to the rear with plenty of seating and outside catering
- Tourist hot spot
- Established drink and food trade which can be enhanced

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team.

Estimated Costs

Total estimated ingoing costs	£26,000
Annual rent	£35,000



New Bowling Green - Warwick To Let

Church Street
Warwick, Warwickshire, CV34 4JD

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The New Bowling Green is popular with locals and visitors and has built up a loyal trade with residents and people working in the town centre. The pub offers a good mix of Wells craft brews and an opportunity to grow food sales with the right operator. The extensive walled garden is a prized asset and drives trade in the summer months.



New Bowling Green - Warwick



Location

Located on the edge of Warwick town centre, the pub is accessible from the St Nicholas Car Park, which is also used by coach tours. Warwick is a historic town with a buoyant tourist and student population. Warwick Castle is a short walk away, and attracts over half a million visitors each year.

Property

The New Bowling Green is part of a 15th century terrace building with traditional features and has a lovely large garden to the rear which backs on to St Nicholas park. The trading area is served by a single bar and offers approx 30 covers, split between a bar/dining area and cosy snug. There is a catering kitchen and the private accommodation consists of 3 bedrooms, kitchen and bathroom.

Business Potential

There is a good opportunity here to build on both wet and food sales, maintaining and good relationship with both locals, businesses and tourists alike. Scope to open for more trading hours in the week days and push the business forward with a great opportunity to promote the lovely garden area which is packed in the summer months. This a true gem in the middle of Warwick.

Suitable Applicants

This business would suit an experienced operator who has good hospitality skills and the vision to drive sales. Owing to the location and trading style, experience of a premium food and drink offer is essential so this site can build on food and wet sales in the day. It would suit a focused operator with good marketing skills - although we are here to assist. A new up to date website will be required.

New Bowling Green - Warwick

MAT rolling 12 months to Dec 2022	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2022	146.6	103	43.6
Last Year	197.5	142.9	54.7
Previous year	143.6	100	43.6
Volume Notes	Volumes have been effected by covid closure. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

Anticipated Retained Income

Drink Sales FMT	70%
Food Sales FMT	30%
Accommodation FMT	n/a
FMT = Fair Maintainable Trade	

Agreement Offered

A three or five year fixed term or renewable tenancy is offered with a full tie to buy all drinks (beers, wines, spirits, minerals, stouts and ciders) from Wells and Co Ltd.

Premises Licence

There is a current premises license in place for alcohol with licensing hours being 11am to 11pm Monday to Saturday and 12.00 to 10.30pm 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)	£4,062.33
Accountancy Services Fees for a nominated accountant (in the region of)	£197 p/m
Stocktaking Services Six professional stocktakes per annum recommended	£1,200
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	£28,365
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)	£8,749
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	£2,916
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£25,000