

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

- Financial support for first 2 years !!!!!
- Beautiful Traditional Thatched English Country Pub
- Separate 11 bedroom hotel
- Great location 2 miles from Junction 24 of the A14 and 10 miles from Cambridge City Centre
- Ideal for an operator with a passion for great food and fantastic all round hospitality

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

Estimated Costs

Total estimated ingoing costs	£27,400
Annual rent	£40,000



Golden Ball Hotel - Boxworth

To Let

35 High Street, Boxworth
Cambridge, Cambridgeshire, CB23 4LY

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Golden Ball could be described as being the perfect country pub and if you visit this Cambridgeshire gem it's hard to argue otherwise! It's clean yet rustic bar with high barn vaulted ceiling makes it a very unique building, Thoughtful drinks selection and highly regarded food menu, combined with 11 well-appointed ensuite rooms, all contribute to its well-earned reputation. The pub has everything it needs to maintain and develop the bustling trade under the right operator.

Corporate and bespoke events especially with the separate hotel and a beautiful space to create a really special occasion are a real opportunity here.



Golden Ball Hotel - Boxworth



Location

The Golden Ball occupies a superb position in the affluent hamlet of Boxworth just 2 miles from the A14. The Golden Ball is in a prominent position on the road from Papworth Everard to the A14 Junction 24 via Elsworth. The Pub is 5 miles north of Cambourne and 10 miles west of Cambridge and with St Ives and Huntingdon a mere 8 & 10 miles away. Sitting in and surrounded by the affluent villages of Boxworth, Elsworth Conington, Dry Drayton, and the small town of Papworth Everard famous for the Heart hospital.

Property

The Golden Ball with ample parking to the front of the pub, boasts a traditional bar area that leads onto the wonderful well maintained and beautifully presented beer garden, a good-sized lounge & restaurant with a total of 100 covers and two delightful 'snug' areas that can be used for private dining and/or small meetings.

The catering kitchen is well presented with an excellent selection of commercial catering equipment, and the beer cellar is off the back of the bar. The private accommodation comprises 2 bedrooms, a small kitchen, lounge and a bathroom with over bath shower.

Business Potential

An opportunity for an owner operator to continue with the high standards that have been set at the Golden Ball and take advantage of the opportunity to grow all business incomes streams from quality Cask Ales, Wine, Coffee, breakfast, lunch and evening menus.

With the Golden Balls proximity to the A14, Cambridge, St Ives and Huntingdon there is also a real opportunity to development the letting room side of the business to the corporate and the leisure market. As well as having Newmarket Racecourse only 20 miles away there is also an opportunity for further business to be untapped.

The pub needs enhance the local reputation with good social media presence promoting the Golden Ball as an owner operated business.

The Fair Maintainable Turnover is over £601,000 with a split of 25/58/17 wet/food/rooms, & rent of £40,000 with estimated profit before drawings of £44,000 per year.

Suitable Applicants

Operators suitable for The Golden Ball will have proven experience in operating a quality food-led business with letting rooms. 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 Golden Ball's enviable position at the heart of the local community. Sound marketing skills will be equally important in attracting visitors from further afield especially the corporate clientele.

Golden Ball Hotel - Boxworth

MAT rolling 12 months to Feb	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2025	28	16	12
2024	42	23	19
2023	55	31	24
2022	46	26	20
Volume Notes	Volumes have been effected by covid closure. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co		

Anticipated Retained Income

Drink Sales FMT	25%
Food Sales FMT	58%
Accommodation FMT	17%
FMT = Fair Maintainable Trade	

Agreement Offered

A 3 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. A long term fully insuring and repairing lease agreement would be considered for a well-funded and experienced applicant. Wells & Co will only grant a tenancy to a limited company. All Directors of the limited company will be required to provide a personal guarantee.

Premises Licence

There is a current premises license in place for alcohol with licensing hours being 11.00am to Midnight Monday to Saturday and 11.00am to 11.00pm 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)	£125 pw
Accountancy Services Fees for a nominated accountant (in the region of)	£99 pw
Stocktaking Services Six professional stocktakes per annum recommended	£29 pw
Rent In the region of (payable monthly in advance)	£770 pw

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£27,400
Security Deposit Payable in advance to Wells to cover charges incurred by your business (As a limited company a bond of 25% FMT rent 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	£500
Working Capital Minimum working capital required	£10,000
Stock & Glassware In the region of to cover the value of opening stock	£6,000
Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings.	£900
Advanced Rent In the region of (usually 1 month) - negotiable	£0
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£28,000