

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

- Attractive canal side pub with garden overlooking the water
- Quality Neighbourhood pub with growing food and wet business
- Great location within a densely populated area in Milton Keynes
- Fresh food menu concept
- Opportunities to drive trade through community events

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	£24,000



The New Inn - Milton Keynes To Let

2 Bradwell Road, New Bradwell
Milton Keynes, MK13 0EN

[View Pub Details](#)

Be Part of a Winning Team

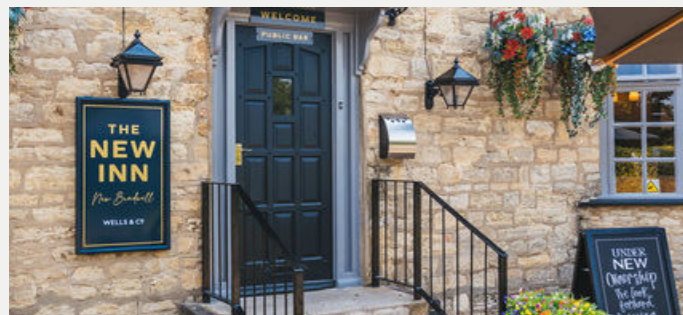


Pub Overview

The pub is already popular amongst locals for both food and drink. The current menu consists of freshly made traditional pub food, and by concentrating on quality and value for money, there is room to develop this further. The New Inn is a busy community local pub which is 70% wet & 30% food, split into equal sized bar and dining areas, served by a central bar.



The New Inn - Milton Keynes



Location

From Central Milton Keynes, head north out of the city centre on V6, Grafton St. Continue until reaching the Stonebridge roundabout. Turn left onto Newport Rd, and then turn right at the next mini roundabout into Bradwell Rd and the New Inn is ahead on the right, just over the canal bridge. New Bradwell is a residential area of Milton Keynes, originally constructed to house the workers at Wolverton railway works. Originally an independent village, it is now part of the fast growing town of Milton Keynes. The centre MK is roughly 3 miles away, and has all of the amenities you would expect of a modern, vibrant city.

Property

A large attractive brick pub on the side of the Grand Union Canal. The front garden is secluded and offers waterside eating and drinking. There is also an enclosed garden to the rear. The ground floor has two separate trading areas, each serviced from a central bar. The lounge bar can accommodate 32 covers and the bar & games area can accommodate approximately 27 covers. From these trading areas there is access to the front garden overlooking the canal, with bench seating catering for over 60 covers. The pub is serviced from a large basement cellar, trade kitchen on the first floor (dumb waiter to the ground floor), separate washup area on the ground floor along with an office and several storage areas. On the first floor, accommodation consists of 1 bedroom, box room, living room, toilet and shower room. Additionally, at ground floor level, there is a self-contained living room, bedroom and en-suite shower room.

Business Potential

The Shadow P&L sets the Fair Maintainable weekly gross turnover of around £8,660 per week, with a wet to dry split of 70:30. Sales at this level will support an FMT rent of £24,250. Please note that these are Fair Maintainable figures and for guidance only. For applicants interested in progressing to Business Plan stage, actual turnover information will be shared.

Suitable Applicants

The pub would benefit from a varied amount of hospitality experience. The ideal operator will need a strong personality and entrepreneurial flair to develop the existing trade, especially the food. Local knowledge of the area and the ability to engage with the community is vital. A great understanding of marketing and an interest in developing a calendar of events would be essential to ensure growth and success.

The New Inn - Milton Keynes

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
April 2024	119	89	30
2023	156	117	39
2022	113	88	25
Volume Notes	2024 MAT volume is only 10 months trading (re-opened end June 23). Prior to June 2023 the Partner was free of tie Spirits, Minerals & Bottle Beers		

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.

Premises Licence

There is a current premises license in place for alcohol and regular entertainment with licensing hours being 10am to Midnight Monday to 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

Accountancy Services Fees for a nominated accountant (in the region of)	£4,254 p/a
Stocktaking Services Six professional stocktakes per annum recommended	£1,356 p/a
Rent In the region of (payable monthly in advance)	£24,250 p/a
Service Charge Payable monthly, to include: Cellar cooling service, Extract clean, Buildings insurance, Fire Compliance, maintenance (tenancies only) & Electrical Test (tenancies)	£3,335 p/a

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£25,500
Security Deposit Payable in advance to Wells to cover charges incurred by your business - trading as a Ltd Co	£10,000
Administration Fee In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	£480
Working Capital Minimum working capital required	£6,500
Stock & Glassware In the region of to cover the value of opening stock	£5,500
Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings.	£800
Advanced Rent In the region of (usually 1 month)	£2,020
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£25,000