

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

- Recently invested to a high standard with great kerb appeal
- Commercial kitchen in place to support food growth
- Great beer garden suitable for families and relaxing in the sunshine
- Close proximity to the renowned Stoke Mandeville Hospital
- Tasteful decoration throughout the internal trade space

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team

Estimated Costs

Total estimated incoming costs	£30,000
Annual rent	£32,000



The Bell - Stoke Mandeville

To Let

29 Lower Road, Stoke Mandeville, Aylesbury HP22 5XA

Aylesbury, Buckinghamshire, HP22 5XA

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Bell is a great example of a local community pub with the opportunity to build strong links with the local community being positioned in the heart of the village. The pub is in very close proximity to the local school giving a great opportunity for engaging with local families and with new build estates in progress the demographic is only getting stronger. The pub is a superb example of a turn key operation in great condition and ready to trade from day 1 giving the potential Tenant the opportunity to successfully trade from the start and with the added benefit to gain from the demands of the various trading sessions throughout the week. * The Pub demise contains the pub, garden & car park but the additional land to the rear of the pub will not form part of the agreement. The Landlord also reserves the right to retain part of the car park for the installation of EV charging bays.



The Bell - Stoke Mandeville



Location

The Bell is located just off the A413 in the village of Stoke Mandeville in very close proximity to the famous hospital that shares the village's name. The pub is nestled between Oxford, Slough, Luton and Milton Keynes with great transport links to the surrounding areas.

Property

- Bar covers seated 36
- Restaurant covers 36
- External Covers 108
- Above ground cellar
- Well equipped commercial kitchen
- Private accommodation comprising of 5 Bedrooms, Kitchen, Bathroom, Lounge with the office located upstairs

Business Potential

The Bell offers a great opportunity for an exciting and energetic tenant to engage with the growing local community and establish themselves and the pub as the go to venue for all occasions in the local area.

The prospective tenant has an opportunity to grow the food offer at site particularly driving the Sunday and Family food offer. The Garden is well presented but has the opportunity to be developed and made a great selling point in the fair weather trading periods. The Bell is a great turn key opportunity with minimal property investment required to start trading successfully.

Suitable Applicants

The ideal tenant will be an experienced pub operator with experience in menu development and food execution.

The Bell - Stoke Mandeville

MAT rolling 12 months to Feb	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2022	tbc	tbc	tbc
2021	tbc	tbc	tbc
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	50%
Food Sales FMT	50%
Accommodation FMT	0%
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 Pub Partners. A long term fully insuring and repairing lease agreement would be considered for a well-funded and experienced applicant.

* The Pub demise contains the pub, garden & car park but the additional land to the rear of the pub will not form part of the agreement. The Landlord also reserves the right to retain part of the car park for the installation of EV charging bays. 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 and food, 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

Service Charge Payable monthly, to include: Cellar cooling service, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). NICEIC Electrical Test (tenancies only)	£4,000 p/a
Accountancy Services Fees for a nominated accountant (in the region of)	£3,468 p/a
Stocktaking Services Six professional stocktakes per annum recommended	£1,471 p/a
Rent In the region of (payable monthly in advance)	£32,000 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	£30,400
Security Deposit Payable in advance to Wells to cover charges incurred by your business (As a limited company a bond of £10,000 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	£450
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.	£800
Advanced Rent In the region of (usually 1 month) - negotiable	£2,666
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	TBC