

Application Process

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Personal License

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

- Stunning village pub with a fantastic reputation for quality food and service
- Single bar operation with 75 internal and 50 external covers
- Attractive rear garden with delightful decking area
- Ample parking and storage areas
- Private accommodation including staff bedsit
- Payment plan available for fixtures and fittings

Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team.

Estimated Costs

| | |
|-------------------------------|-------------|
| Total estimated ingoing costs | £30,200 |
| Annual rent | £45,000 p/a |



The Bedford Arms, Oakley To Let

The Bedford Arms, Oakley
Bedford, Bedfordshire, MK417FY
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

Bounded on three sides by the Great River Ouse in the heart of the pretty village of Oakley, this 16th-century inn is surrounded by beautiful countryside but only a short drive from Bedford. Its county-wide reputation for excellent food is entirely warranted, and will allow a new operator to build on this momentum while lending their own touch to the pub. The large main dining area is complemented by several cosy snug areas; a beautiful conservatory overlooks the sizeable garden and provides an ideal space for private dining, while also functioning as a picturesque meeting room for the many local interest groups who frequent the pub. Whether dining, drinking or socialising is the order of the day, the Bedford Arms has something to delight everyone who chooses to visit.



The Bedford Arms, Oakley



Location

The Bedford Arms is located in the heart of Oakley Village, just four miles north west of the county town of Bedford, and lies upon the river Great Ouse. It has a history stretching back to pre-medieval times, when the population was less than 100. Today the number of people living within the Parish boundary has risen to over 2,500.

Property

This very attractive two story building sits on a very large plot of land, with a large car park, and delightful garden area. The property is in excellent state of repair and the trade area is serviced via ground floor levels, a very large and well equipped commercial catering kitchen exits direct into the main food service area and the very large bar servery is ample to deal with large groups. The toilets and cellar are also very well maintained and in direct reach. The private accommodation comprises of kitchen/office, lounge, 2 double bedrooms and bathroom/toilet with shower over bath, large landing with stairs leading to a seperate 2nd flat with double bedroom, lounge and shower/toilet room, landing with separate fire escape to flat roof. You will also find an external bedsit ideal for a team member in the yard area of the business.

Business Potential

The Bedford Arms is an established food business with a large and loyal customer base. We feel the opportunities moving forward would be to grow the wet income through tasteful events and targeted marketing campaign. We consider the FMT or Fair Maintainable Turnover for the Bedford Arms is £600,132 pa net of VAT, sustaining a rent of £45,000pa. Please note these figures are for reference only.

Suitable Applicants

The Bedford Arms would be an ideal business for an experienced food operator or couple, someone ready to hit the ground running and build on the pub’s already strong reputation for superb food. Strong marketing skills are a must, as is the desire to become a key member of the Oakley village community.

The Bedford Arms, Oakley

| MAT rolling 12 months | Total volume (Brewers barrels = 36 gallons) | Barrels (Beers & Stout) | Composite Barrels (cider, wine, spirits, FABs and minerals) |
|-----------------------|--|-------------------------|---|
| 2025 | 68.7 | 48.3 | 20.4 |
| 2024 | 88.6 | 60.8 | 27.8 |
| 2023 | 131.4 | 82.5 | 48.9 |
| 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 | 43% |
| Food Sales FMT | 57% |
| Accommodation FMT | 0% |
| 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. 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 entertainment with licensing hours being 10am to 23,20pm Monday to Saturday and 12 noon to 22,50pm 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, Extract clean, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). Electrical Test (tenancies only) | £3,799 pa |
| Accountancy Services Fees for a nominated accountant (in the region of) | £325 pm |
| Stocktaking Services Six professional stocktakes per annum recommended | £80 each |
| Rent In the region of (payable monthly in advance) | £45,000 pa |

Anticipated Investment Required

| | |
|---|---------|
| APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings | £30,200 |
| Security Deposit Payable in advance to Wells to cover charges incurred by your business - trading as a Ltd Co | £11,250 |
| Training Course Fees Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees – NB £800 for two people | £0 |
| 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 | £4,000 |
| Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings. | £800 |
| Advanced Rent In the region of (usually 1 month) | £3,750 |
| Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est) | £29,500 |

