

# Application Process

## Application Process

### 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](http://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](http://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](mailto: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

- Popular town centre community pub
- Lounge and public bar in excellent condition
- Strong reputation locally for regular events calendar
- Opportunity to develop both food and drink menus
- Small car park to rear patio area

### Could this be the pub for you?

Please ring 01234-244453 to speak with our recruitment team.

### Estimated Costs

Total estimated ingoing costs	£25,800
Annual rent	£20,000



## The Rose & Crown To Let

Silver Street, Newport Pagnell  
Newport Pagnell, Buckinghamshire, MK16 0EG  
[View Pub Details](#)

### Be Part of a Winning Team



### Pub Overview

The pub trades in two separate bar areas, comprised of a bar/games room and a lounge complimented by a beautiful fireplace, that can comfortably accommodate 32 covers. It is traditionally a wet-led business and there is an opportunity for further development via the continuing of its real ale portfolio, as with the simple selection of quality homemade food currently on offer.

The Rose and Crown has a well planned events calendar ranging from talented musicians, games, street food vendors and quiz nights, providing entertainment for all consumer types. The pub has a lovely garden where children and four legged friends are always welcome.



# The Rose & Crown



## Location

The Rose & Crown is one of Newport Pagnells' best kept secrets, enjoying an enviable location just off the town's bustling high street. Newport Pagnell is an Historic Market town close to Milton Keynes with friendly atmosphere and supportive community.

## Property

The pub is a detached 2 storey building with car parking, smoking area and garden to the rear. The pub trades in 2 separate bar areas, comprising a bar/games room and a lounge. The games room features include flat screen TV's, pool and darts with access out into the smoking area and garden. The lounge comfortably accommodates 32 covers and has a feature fire place. The pub is serviced from a ground floor cellar and trade kitchen. The domestic accommodation is in good order and consisting of 3 bedrooms, lounge, kitchen and bathroom.

## Business Potential

There is a great opportunity to develop the wet and food side of the business by expanding the real ales portfolio and introducing a traditional food offering to drive lunchtime footfall. The fair maintainable trade turnover for the site is £318,620 gross turnover per annum. It is wet led but there is a small traditional food offer. This equates to a 84/16 split.

## Suitable Applicants

The Rose and Crown would suit a hands-on operator committed to providing great hospitality and motivated to engage with the local community. The ideal applicant will have the experience to build upon the pub's already strong reputation for cask ale, events activity and along with catering experience to develop the food offer.

# The Rose & Crown

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Aug 2023	155	121	34
2022	142	112	30
2021	100	81	19
<b>Volume Notes</b>	Volumes have been effected by covid closure. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

## 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 & live music, recorder music and late night refreshments (all indoors), with licensing hours being 11.00am to 12.00pm 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

<b>Service Charge</b> Payable monthly, to include: Cellar cooling service, Extract clean, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). Electrical Test (tenancies only)	<b>£3,832</b>
<b>Accountancy Services</b> Fees for a nominated accountant (in the region of)	<b>£3,284</b>
<b>Stocktaking Services</b> Six professional stocktakes per annum recommended	<b>£1,302</b>
<b>Rent</b> In the region of (payable monthly in advance)	<b>£20,000</b>

## Anticipated Investment Required

<b>APPROXIMATE TOTAL</b> Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	<b>£25,800</b>
<b>Security Deposit</b> Payable in advance to Wells to cover charges incurred by your business - trading as a Ltd Co	<b>£10,000</b>
<b>Training Course Fees</b> Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees - NB £800 for two people	<b>£500</b>
<b>Administration Fee</b> In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	<b>£400</b>
<b>Working Capital</b> Minimum working capital required	<b>£7,500</b>
<b>Stock &amp; Glassware</b> In the region of to cover the value of opening stock	<b>£5,000</b>
<b>Valuers Fee</b> In the region of (paid to valuer) for valuing fixtures and fittings.	<b>£800</b>
<b>Advanced Rent</b> In the region of (usually 1 month)	<b>£1,667</b>
<b>Fixtures &amp; Fittings</b> Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	<b>£20,000</b>