

# 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](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

- Traditional village 'local' with a strong reputation in the community
- Attractive and prominent property on the busy B645
- Fully equipped commercial kitchen with established food trade
- Fair Maintable Profit potential of £27,543 plus additional machine income
- Payment plan available for fixtures and fittings
- First month free rent

### Is this the pub for you?

Please ring 01234 244453 to speak with our recruitment team.

### Estimated Costs

Total estimated ingoing costs	£23,000
Annual rent	£26,000



## Star & Garter - Chelveston To Let

The Green, Chelveston  
Wellingborough, Northamptonshire, NN9 6AJ  
[View Pub Details](#)

Be Part of a Winning Team



### Pub Overview

A centrepiece of village life in Chelveston, the Star & Garter has been an integral part of the local community for over 300 years. This stone-built, two-roomed listed building features a seated area to the front of the pub as well as a garden to the rear offering 44 additional covers to take full advantage of the sunnier months! A car park to the rear of the pub is in addition to ample parking to the front next to the small green.

The pub has a strong reputation for its food offer amongst both the villagers of Chelveston and residents of nearby Wellingborough. It's excellent menu is complemented by an ever-evolving selection of cask ales, wine, spirits and soft drinks. All these elements, together with the pub's regular events programme, combine to make the Star & Garter a golden opportunity for the next operator.



# Star & Garter - Chelveston



## Location

Star & Garter is in a prominent position in the centre of Chelveston on the busy B645 from Rushden (4 miles) and to Kimbolton (8 miles). The population of Chelveston is 541, therefore there is a need to target customers from the surrounding villages (Stanwick, Raunds and Higham Ferrers, to name a few) as a Community Destination Wet pub with an attractive food offering. Chelveston Air Base is just 2 miles away and also a potential for customers, with reunions and Americans touring the area and visiting the RAF monument just beside the pub.

## Property

The Star & Garter is a traditional stone-built building with slate tiled roof. The Pub is a single bar operation with a separate raised area that is prominently used for dining. There are 32 covers in the main area, and additional seating in the bar. The accommodation is situated on the first floor and benefits from 2 double bedrooms, bathroom with shower and toilet, lounge and a fitted kitchen.

## Business Potential

The Pub needs to continue with the great customer service to maintain the current trade levels. The pub is trading at a Fair Maintainable Trade of £8,723 gross per week, with a wet food split of 74/26. It will be important for the new operator to keep and develop this trade. The Potential Fair Maintainable Profit is £27,543.

## Suitable Applicants

The Star & Garter would benefit from an operator with catering know-how, focused on delivering consistently great customer service and building on the pub's centuries-old role at the heart of Chelveston village life. Marketing knowledge will be essential in broadening awareness of the pub amongst a wider regional demographic to compliment its already strong local following.

# Star & Garter - Chelveston

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Jan 2024	155	28	127
2023	201	47	153
2022	130	27	104
<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		

## Anticipated Retained Income

<b>Drink Sales FMT</b>	<b>74%</b>
<b>Food Sales FMT</b>	<b>26%</b>
<b>Accommodation FMT</b>	<b>0%</b>
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. 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 regulated entertainment, with licensing hours being 11am to 12am Monday to Saturday and 12 noon to 11pm 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

<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>£2,980 pa</b>
<b>Accountancy Services</b> Fees for a nominated accountant (in the region of)	<b>£2,660 pa</b>
<b>Stocktaking Services</b> Six professional stocktakes per annum recommended	<b>£1,200 pa</b>
<b>Rent</b> In the region of (payable monthly in advance)	<b>£26,000 pa</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>£23,367</b>
<b>Security Deposit</b> Payable in advance to Wells to cover charges incurred by your business - trading as a Ltd Co	<b>£6,500</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>£5,500</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>£2,167</b>
<b>Fixtures &amp; Fittings</b> Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	<b>£16,000</b>