

# 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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# Business Opportunity



## Key Highlights

- Up to £100,000 development investment planned
- Well presented with great kerb appeal and parking on site for patrons
- Commercial kitchen in place to support food offer and growth
- Good external space for drinking & dining including room for Marquee
- Picturesque location with destination appeal but still close to residential areas in Bricket Wood
- Private accommodation comprising of a self contained 3-bed flat with kitchen and bathroom

## Could this be the pub for you?

Please ring 01234 244453 to speak with our recruitment team or submit an enquiry form.

## Estimated Costs

Total estimated ingoing costs	£30,000
Annual rent	£40,000



WELLS & CO

# The Gate - Bricket Wood To Let

Station Road, Bricket Wood  
St Albans, Hertfordshire, AL2 3PW

[View Pub Details](#)

Be Part of a Winning Team



## Pub Overview

The Gate is very well presented village pub finished to a high level and ready to accelerated trade with a well equipped commercial kitchen, large garden to the rear and good sized car park to the side. The pub is a single bar operation that offers a relaxed and inviting customer experience. The Garden to the rear has space for a marquee and also has an outside bar to support fair weather trading. The Pub has a friendly layout creating a very warm and cosy atmosphere.



# The Gate - Bricket Wood



## Location

The Gate is located in the Village of Bricket Wood on the leafy outskirts of Watford, just off the M25 close to the A1 and M1 motorways.

## Property

- Internal covers 45
- External Covers 100+
- Well equipped commercial kitchen
- Private accommodation comprising of a self contained 3-bed flat with kitchen and bathroom

## Business Potential

The Gate 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 grow the food trade at site putting their own stamp and style on the offer and setting themselves apart from the crowd.

The Garden is well presented and is a huge opportunity to maximise revenue during the fair weather periods and also to develop some additional outside space offering for all year round drinking/dining options.

The Gate is a great turn key opportunity with minimal property investment required to start trading successfully.

## Suitable Applicants

Experienced pub operators are required with experience in both the wet and food side of the pub business.

# The Gate - Bricket Wood

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Feb 2024	250.4	169.5	80.9
2023	222.5	147.9	74.6
2022	190.3	123.3	67.1
<b>Volume Notes</b>	Full tie agreement to buy all drinks products (beers, ciders, wines, spirits, stouts and minerals) from Wells and Co Pub Company		

## Anticipated Retained Income

<b>Drink Sales</b> 60%	
<b>Food Sales</b> 40%	
<b>Accommodation</b> 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.

## Premises Licence

There is a current premises license in place for alcohol and food, with licensing hours being 10am to 11pm Monday to Wednesday and 10am to Midnight on Thursday to Saturday and 12noon to Midnight on a Sunday. A copy of the license will be made available for applicants to view.

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## Ongoing Costs

<b>Service Charge</b> Payable weekly, to include: Cellar cooling service, Extract clean x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	<b>£4,000</b>
<b>Accountancy Services</b> Fees for a nominated accountant (in the region of)	<b>£4,254</b>
<b>Stocktaking Services</b> Six professional stocktakes per annum recommended	<b>£1,356</b>
<b>Rent</b> In the region of (payable weekly in advance)	<b>£40,000</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>£30,000</b>
<b>Security Deposit</b> Payable in advance to Wells to cover charges incurred by your business - trading as a Ltd Co	<b>£11,250</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>£450</b>
<b>Working Capital</b> Minimum working capital required	<b>£10,000</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>£3,750</b>
<b>Fixtures &amp; Fittings</b> Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	<b>£20,000</b>