

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

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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

- Centrally located in the popular affluent village of Ashwell
- Stylish one bar operation with 40 covers and a separate restaurant/area capable of seating 60 covers
- Small investment planned to enhance the exterior, including signage and improvements to the very attractive garden with a decking area
- Fantastic opportunity to grow sales by developing the food business
- 1st month rent free and support to rebuild the pub to FMT trade levels

Is this the pub for you?

Please ring 01234 244453 to speak with our recruitment team.

Estimated Costs

Total estimated ingoing costs	£21,700
Annual rent	£36,500



Bushel and Strike To Let

Mill Street
Ashwell, Hertfordshire, SG7 5LY
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

This destination community pub attracts custom from the residents of Ashwell and its surrounding villages. It has been operated to a very high standard by the current operators who have a passion for delivering a fantastic pub experience for all their loyal and local consumers. There is also great opportunity to develop a food offer in the main pub and utilise the large function room for hosting private parties, supper clubs and as a meeting room for local groups.



Bushel and Strike



Location

The Bushel and Strike is situated at the heart of Ashwell, a picturesque village in the Hertfordshire countryside. The character pub is positioned opposite the village church and is in close proximity to the A1. Exit the A1 approximately 5 miles south of Biggleswade and follow signs for Edworth / Hinxworth / Ashwell. Having passed through Hinxworth continue to follow the Ashwell Road. At the T-junction turn left and follow West End / High Street toward the centre of Ashwell. Turn left on Gardiners Lane and continue for 150ft before turning right into the pub car park.

Property

This substantial period brick two-storey building is in great condition after and investment internally in March 2024 . The pub boasts a great array of features including open fires, stone floors, exposed beams, wood panelling and large sash windows. The single-storey restaurant/function area is housed toward the rear of the property and overlooks the substantial beer garden. The large L-shaped bar provides service to the lounge/dining area located at the front of the bar. This area has approximately 40 covers along with some additional seating around the bar and fireplace. The restaurant area has 60 covers. In addition to these areas the site boasts a large outdoor trading area. The kitchen facilities are top quality, servicing both the restaurant and bar areas. Toilet facilities are positioned well between both the restaurant and bar areas. Three good sized bedrooms, kitchen, bathroom and living room all positioned on the first floor.

Business Potential

There is huge potential to increase the number of food led functions and by further utilising the impressive garden. In addition, there is an opportunity to further cement the Bushel and Strike as the local pub of choice by enhancing the number of events held at the site. From the style of operation we would anticipate that the fair and maintainable turnover for this pub would be in excess of £5334,650 on a sales split of 53/47 supporting a FMT rent of £36,500pa & a potential profit before drawings of £41,000. Please note these figures are for guidance only.

Suitable Applicants

This is an ideal opportunity for retailers who have experience of operating a destination community food business with a reputation for consistently good quality food. In order to maximise the sites potential, it is of paramount importance that applicants are community oriented and understand the importance of also sustaining community wet led trade.

Bushel and Strike

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Feb 2024	160	122	38
2023	189	145	44
2022	187	143	44
Volume Notes	Full tie agreement to buy all drinks products (beers, ciders, wines, spirits, stouts and minerals) from Wells and Co Pub Company		

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.

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

Service Charge Payable weekly, to include: Cellar cooling service, Extract clean x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	£117 pw
Accountancy Services Fees for a nominated accountant (in the region of)	£82 pw
Stocktaking Services Six professional stocktakes per annum recommended	£26 pw
Rent In the region of (payable weekly in advance)	£36,500 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	£21,700
Security Deposit Payable in advance to Wells to cover charges incurred by your business - trading as a Ltd Co	£10,000
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	£7,500
Stock & Glassware In the region of to cover the value of opening stock	£3,000
Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings	£800
Advanced Rent In the region of (usually 1 month)	£0
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£22,000

