

ROSE AND CROWN

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.charleswells.co.uk 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 244423 or via email at retailrecruitment@charleswells.co.uk. 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 Charles Wells the chance to learn more about each other. You will also have the opportunity to ask any questions you have.

BUSINESS, FINANCE & MARKETING PLAN & 2ND INTERVIEW

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 (CRISP). This will help prepare you for your new business venture and you'll meet a number of key Charles Wells 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

Charles Wells 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

BUSINESS OPPORTUNITY



Charles Wells
BREWING FAMILY SINCE 1876



Rose and Crown

TO LET

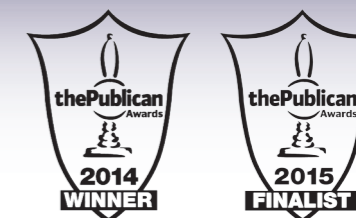
The Rose and Crown, 89 High Street, Ridgmont, Bedfordshire MK43 0TY
www.charleswellspubs.co.uk/pubs/opportunities

ESTIMATED COSTS

Total estimated ingoing costs	£17,100
Annual rent	£Negotiable

BE PART OF A WINNING TEAM

The Rose and Crown is a Charles Wells pub



THE ROSE AND CROWN HIGHLIGHTS

- Fantastic opportunity to develop a catering business in a traditional village inn
- Close proximity to Centre Parcs, Woburn Abbey Safari Park and J13 of the M1
- The only pub in the affluent village of Ridgmont
- Extensive outside space with camping and caravan facilities for up to 10 caravans
- Large outbuilding which can be used to develop ancillary trade

LOCATION

The Rose and Crown is the only pub in the village of Ridgmont, a short drive from Junction 13 of the M1 in Bedfordshire. Ridgmont boasts around 500 residents, and is a five minute drive from Woburn Abbey, Centre Parcs and an industrial estate featuring large companies such as Amazon and FedEx.

RETAIL DEVELOPMENT MANAGER



The RDM is Nathan Darby who can be contacted direct on 07970 222748

MISREPRESENTATION ACT 1967
Charles Wells 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.

ROSE AND CROWN



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PUB OVERVIEW

The Rose and Crown has a good mix of steady community trade with the food offer drawing some additional trade from surrounding areas. The pub is supported by the camping and caravan site providing additional income. Traditional pub food is available with lunch time deals and a full evening menu.

PROPERTY

- 300 year old, detached, 2 storey brick building with a car park for up to 40 cars and a secluded rear garden
- The brick out building can be used as a conference venue or another revenue stream

- There is a large plot of land to the rear with permission for camping use. This is supported by hook ups, toilet and shower facilities
- The pub has a central bar supporting 2 separate trading areas, currently used as a bar and a dining room. The bar area opens up into a secluded garden

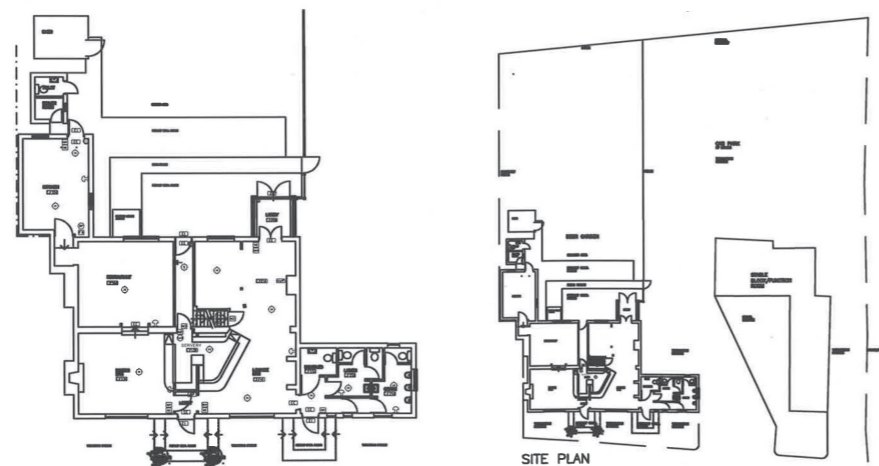
BUSINESS POTENTIAL

- The Rose and Crown could represent an excellent opportunity for someone with the entrepreneurial flair to develop a food led country pub business. The pub benefits from 40+ dedicated dining covers, camping facilities to the rear and an out building which could be used to develop a fourth revenue stream.
- The current turnover is in the region of £200,000 net pa. Someone with the vision and expertise to develop a quality food offer and optimise income from the grounds and outbuilding could build on this significantly. A commercial agreement to support the right operator to develop the trade is negotiable.

SUITABLE APPLICANTS

This opportunity would suit someone with creative vision and a flair for food and hospitality. It is vital that any applicant will be able to engage with the local community to offer the fantastic village pub that Ridgmont deserves. However, to make the most of the pub's potential, the skills to attract a drive to trade, either through the substantial grounds or high quality food will be beneficial. food skills to deliver a premium offer and drive sales through new activity. Due to the size of the business, strong commercial and financial skills are required to operate a profitable business.

LICENSING LAYOUT



EXISTING GROUND FLOOR PLAN

ROSE AND CROWN

Month and Year of MAT figures 06/2017	Total volume Brewers barrels = 36 gallons	Barrels Beer and Stout	Composite Barrels Cider, wines, spirits, FAB's and minerals
Moving Annual Turnover	108	93	15
Last Year	94	82	12
Previous year	85	72	13
Volume Notes	N.A.		

TENANCY OR LEASE 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 Charles Wells Ltd.

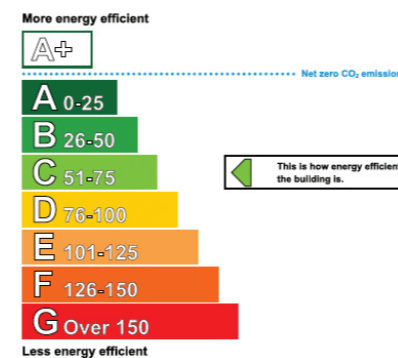
PREMISES LICENCE

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.

BUSINESS RATES

Information about current business rates can be found at www.voa.gov.uk We always encourage our licensees to challenge rates by using Gerald Eve, our nominated specialist.

ENERGY PERFORMANCE



DISCLAIMER This financial data is provided by Charles Wells Limited 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.

ANTICIPATED INVESTMENT REQUIRED

We estimate the investment required for this pub would be as follows:

Security deposit in the region of **£5,000**
Paid in advance to Charles Wells Pub Company and held to cover credit and rental charges. Note - If the business is to be run as a limited company, personal guarantors from each company director are required. The bond specified is for a sole trader agreement. If its below £10,000 it will rise to that amount for a limited company.

Fixtures and fittings estimated valuation **£10,000**
(paid to the outgoing licensee via the valuer at least 7 days in advance) to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment. The successful applicant must rely upon the valuation provided by their appointed licensed trade valuer in relation to the actual sum to be paid.

Stock and glassware in the region of **£2,500**
(paid to the outgoing licensee on the day of changeover) to cover the value of opening stock.

Valuers fees in the region of **£800**
(paid to valuer) for valuing fixtures and fittings.

Training course fees per person **£550**
(payable to Charles Wells Pub Company) 5 day CRISP induction course mandatory for all licensees. NB £800 for two people.

Administration fee in the region of **£750**
(payable to Charles Wells Pub Company in advance) to cover e.g. premises licence changes, solicitors fees and agreement.

Minimum working capital required **£7,500**

Advance rent in the region of (usually 1 month) **£ Negotiable**

APPROXIMATE TOTAL **£27,100**
Includes fixtures and fittings, payment of which can be spread over the period of the agreement. Please note that these are estimated figures, given as a guide only.

ONGOING COSTS

Rent **£ Negotiable**
(payable monthly in advance).

Service charge in the region of **£1,820 pa**
payable monthly, to include: Cellar cooling service, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only), NICEIC Electrical Test (tenancies only).

Accountancy services in the region of **£2,600 pa**
fees for nominated accountant (payable monthly).

Stocktaking services in the region of **£1,560 pa**
we recommend all licensees should have six professional stocktakes per annum.

Please note that these are estimated figures, given as a guide only. Goods and services may be subject to VAT.