

# THE WHITE HORSE

## 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](http://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](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 Yvonne Bates on 01234 244423 or via email at [yvonne.bates@charleswells.co.uk](mailto:yvonne.bates@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

#### 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.

# BUSINESS OPPORTUNITY



**Charles Wells**  
BREWING FAMILY SINCE 1876



## White Horse

### TO LET

The White Horse, High Street, Tilbrook, Cambridgeshire PE28 0JP  
[www.charleswellspubs.co.uk/home/business-opportunities/pub/white-horse-tilbrook](http://www.charleswellspubs.co.uk/home/business-opportunities/pub/white-horse-tilbrook)

### BE PART OF A WINNING TEAM

The White Horse is a Charles Wells pub



### THE WHITE HORSE HIGHLIGHTS

- Excellent location in a vibrant village.
- Large beer garden with children's play area.
- Great opportunity to develop an excellent destination food business.
- Two bar operation with dining area and conservatory.
- Substantial car park.

### LOCATION

On the B645 just outside Kimbolton, in the village of Tilbrook, Cambridgeshire.

### RETAIL DEVELOPMENT MANAGER

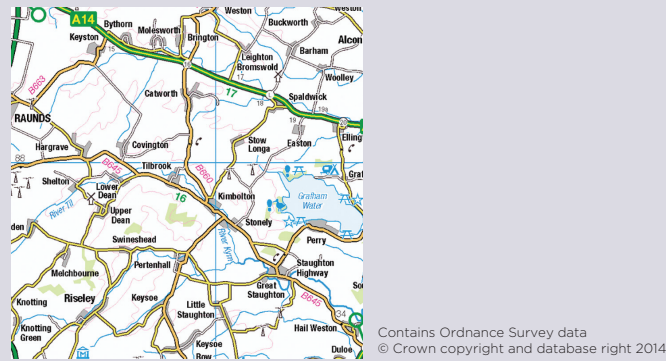


The RDM is Kevin Burton who can be contacted direct on 07802 499843

# THE WHITE HORSE

## DIRECTIONS

From A6, in between Bedford and A14, take the B645 and drive approx 10 miles. The pub can be found on the left hand side.



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## CURRENT BUSINESS

The site is currently run as a good quality, destination food led business. Its core business is from the village but due to its location on the B645 it also attracts trade from a wider area.

## LOCAL FACILITIES

The White Horse is located in the vibrant village of Tilbrook. The pub is very much the hub of the village and is very well supported by the local community. The annual village Tilfest is held at the pub and has been very successful in recent years.

## TRADING/DEVELOPMENT POTENTIAL

The White Horse has the opportunity to continue to thrive as a food led business while providing a quality range of cask ales. Strong marketing and close links with the local community will provide opportunities to grow trade.

## APPLICANTS

Suitable for an operator who has considerable food skills and who can also maintain and drive the sales forward. A high level of customer interaction is necessary, together with the willingness to drive local activities, be involved in the local community and continue to seek avenues of improvement.

## PROPERTY

Brick built and situated on the outskirts of the village in an idyllic rural setting. Large surrounding beer garden with car park to the side for approximately 20 vehicles.

## TRADING AREAS

The White Horse has two separate trading areas including a dining area with 50 covers and a separate conservatory. Extensive outside trade areas including a garden with children's play area.

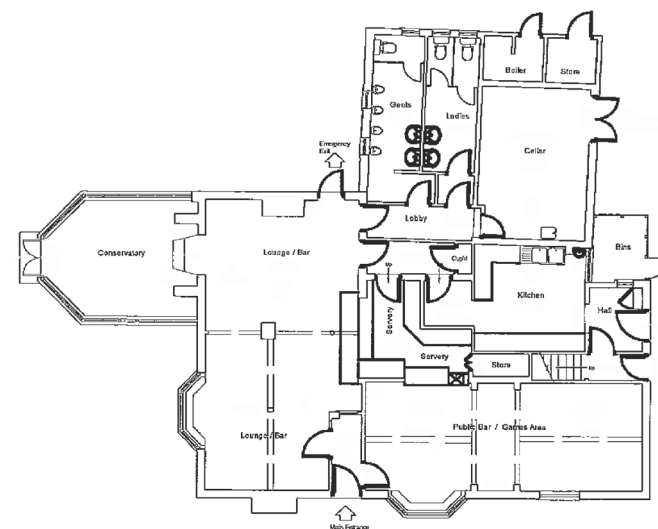
## SERVICE AREAS

The service areas located on the ground floor include a trade kitchen and cellar. A large storage area is located in a separate barn.

## DOMESTIC ACCOMMODATION

Consists of 3 bedrooms, domestic kitchen and living room located on the first floor.

Licensing Layout



# THE WHITE HORSE

## TURNOVER

Current turnover is in the region of £350,000 pa of which 60% is dry and 40% wet trade.

Please note that these are estimated figures which are for guidance purposes only.

## PREMISES LICENCE

There is a current premises licence in place for alcohol and regulated entertainment, with the licensable hours being Monday to Saturday 12 noon - 11pm, Sunday 12pm - 10.30pm.

A copy of the licence will be made available for applicants to view.

## BUSINESS RATES

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

## ENERGY PERFORMANCE

The Energy Performance Certificates (EPC) for this site are available on request and can also be viewed on our website at [www.charleswellspubs.co.uk/home/business-opportunities/pub/white-horse-tilbrook](http://www.charleswellspubs.co.uk/home/business-opportunities/pub/white-horse-tilbrook)

## TERMS OF TENANCY/LEASE OFFERED

The property is on offer as a standard 3 year tenancy or 10 year lease, with a full tie to buy all drinks products (beer, ciders, wines, spirits, stouts and minerals) from Charles Wells Ltd.

## RENT

Initial rent proposed of £28,500 per annum, payable monthly in advance.



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## ANTICIPATED INVESTMENT REQUIRED

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

Security deposit in the region of £7,125 (paid in advance to Charles Wells Pub Company) held to cover credit and rental charges. Returnable at the end of the agreement

Fixtures and fittings estimated to be £25,000 (paid to the outgoing licensee via the broker at least 7 days in advance) to purchase e.g. carpets, curtains, tables & chairs, kitchen equipment

Stock and glassware in the region of £5,000 (paid to the outgoing licensee on the day of changeover) to cover the value of opening stock

Valuers fees in the region of £750 (paid to valuer) for valuing fixtures and fittings

Training course fees per person £500 (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

Advance rent in the region of (usually 1 month) £2,375

Minimum working capital required £10,000

APPROXIMATE TOTAL £26,500 (excluding Fixtures & Fittings)

Please note that these are estimated figures, given as a guide only

## ONGOING COSTS

Rent in the region of £28,500 pa (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 £2,800 pa fees for nominated accountant

Stocktaking services in the region of £1,200 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.