

WAGGON & HORSES

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



Image for illustrative purposes only

Waggon & Horses

TO LET

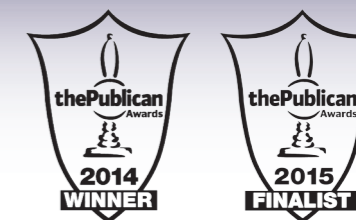
Waggon & Horses,
105 Bedford Road, Bedford MK45 4LP
www.charleswellspubs.co.uk/pubs/opportunities

ESTIMATED COSTS

Total estimated ingoing costs	£16,300
Annual rent	£15,000 pa

BE PART OF A WINNING TEAM

The Waggon and Horses is a Charles Wells pub



THE WAGGON & HORSES HIGHLIGHTS

- Situated in the attractive small town of Barton-le-Clay
- Established drink trade, with opportunity to introduce a fresh food offer
- Large car park to the rear of the property
- Potential investment planned to refurbish and relaunch the business
- Great links to the local community, with a focus on sport

LOCATION

The Waggon and Horses is prominently located on the main road which runs through the heart of Barton le Clay. Barton is a small town with a population of circa 5,000 located between Bedford and Luton.

RETAIL DEVELOPMENT MANAGER

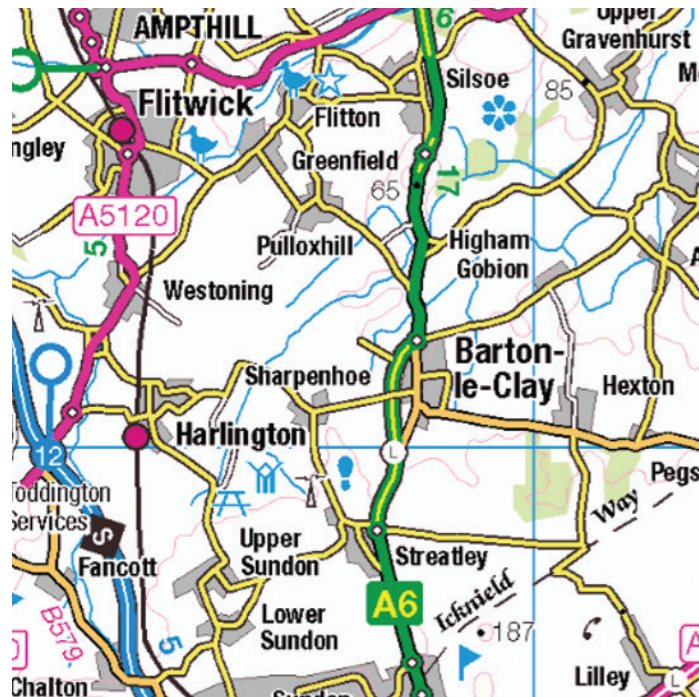


The RDM is Nathan Darby who can be contacted direct on 07970 222748

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.

WAGGON & HORSES



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PUB OVERVIEW

The Waggon and Horses is a drink led community pub, and is particularly popular for pub games and live sport. The pub is at the heart of the local community and is well used as a local by residents within walking distance.

PROPERTY

- The pub is a two storey rendered brick building, with a large car park to the rear.
- The trading area is split into two separate rooms, a small locals bar and a larger lounge area which is currently being used as a games room, could accommodate dining covers. To the rear of the lounge is a patio and smoking shelter.
- The pub is serviced by a good sized commercial kitchen and a cellar which is easily accessed from the servery.
- The domestic accommodation consists of 3 bedrooms, kitchen, lounge and bathroom.

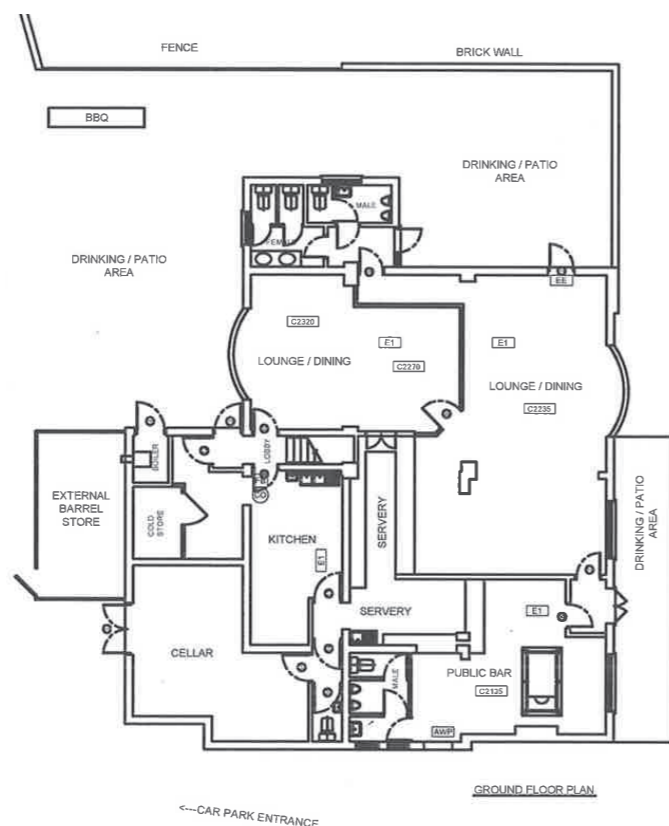
BUSINESS POTENTIAL

- Both the food and drink trade offer a great opportunity to develop sales. Engagement with the local community is key, through a consistent and high quality offer. There is no food offer currently, but the pub would suit a fresh food offer catering for the family market.
- From experience based on the style of operation, location and previous sales data we have appraised the net Fair Maintainable Turnover to be £209,241. This will support a rent of £15,000 per year.

SUITABLE APPLICANTS

This opportunity would ideally suit an experienced operator with outstanding hospitality skills and the drive and vision to develop sales to execute their business plan. Owing to the location and trading style, experience of building trade focused on families and the community is essential.

LICENSING LAYOUT



WAGGON & HORSES

Month and Year of MAT figures 09/2017	Total volume Brewers barrels = 36 gallons	Barrels Beer and Stout	Composite Barrels Cider, wines, spirits, FAB's and minerals
Moving Annual Turnover	297	177	20
Last Year	216	193	23
Previous year	188	166	22
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. A long term fully insuring and repairing lease agreement would be considered for a well-funded and experienced applicant.

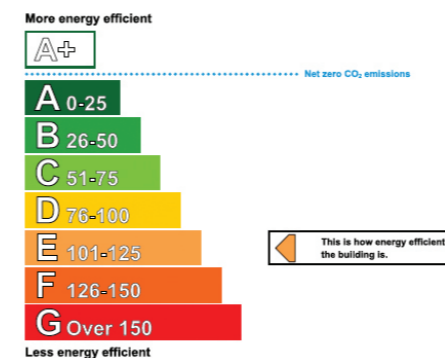
PREMISES LICENCE

There is a current premises license in place for alcohol and regulated entertainment, with licensing hours being 11am to 11pm Monday to Saturday and 12 noon to 10:30pm 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



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 **£3,000**
(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 **£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.

Minimum working capital required **£5,000**

Advance rent in the region of (usually 1 month) **£1,250**

APPROXIMATE TOTAL **£26,300**
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 **£15,000 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 **£2,600 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.