

FORESTERS ARMS

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



Foresters Arms

TO LET

The Foresters Arms, Union Street, Bedford MK40 2SF
www.charleswellspubs.co.uk/home/business-opportunities

BE PART OF A WINNING TEAM

The Foresters Arms is a Charles Wells pub



LOCATION

The Foresters Arms is located on Union Street which is just off the main A6 into Bedford which is located in the heart of Bedford town centre. Bedford is an up and coming as a commuter belt to London. It has a population of approximately 180,000 people, one of the most cosmopolitan towns in the country with 57 ethnic groups and growing further with the expansion of housing in the vicinity of the Foresters and surrounding areas of Bedford. There are ample independent shops as well as the big chains you can find in any town. There is a market on Wednesday and Saturday every week.

RETAIL DEVELOPMENT MANAGER



The RDM is Colin Spilling who can be contacted direct on 07802 499840

THE FORESTERS ARMS HIGHLIGHTS

- An ideal starter business and could be suited for an experienced couple.
- Community Pub situated on the outskirts of Bedford. Walking distance from the town centre.
- Excellent enclosed garden.
- Community local focusing on traditional pub games.
- Pub is offered with investment to support new operator on a contracted out agreement with negotiated rent to allow trade building.

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.

FORESTERS ARMS

DIRECTIONS

From the north of Bedford enter on the A6 and turn right on the second roundabout off Clapham Road into Union Street. The pub is situated 800 yards on your left hand side.

CURRENT BUSINESS

Off town centre location attracting passing trade from the commuters from London and the surrounding residents. Great opportunity to expand both the real ale portfolio and events offering. The pub has teams that support the pub games.

LOCAL FACILITIES

The Foresters Arms is located in a prominent position off the town centre area with a tremendous amount of footfall. Within the town there is a multitude of shops, pharmacies, doctors, dentists and good schooling.

TRADING/DEVELOPMENT POTENTIAL

There is a great opportunity to expand the real ale portfolio offering more choice, along with revisiting the sports offer that has helped drive the footfall particularly in the evenings.

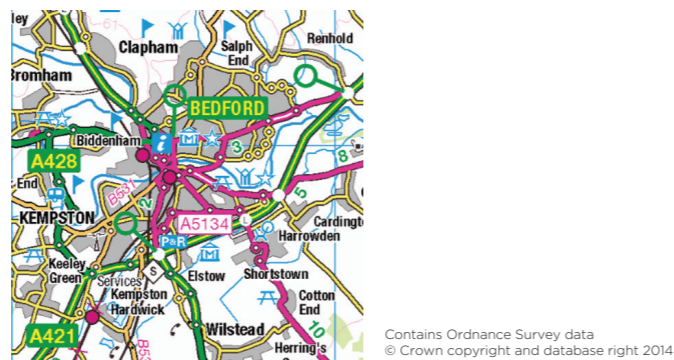
The pub would benefit from a detailed weekly schedule of activity to drive income and well thought out marketing plan to bring this to life.

APPLICANTS

Suitable applicants must have the flair and drive to develop the right offer in a competitive area. Applicants must be committed to providing fantastic hospitality and fully focussed on the customer experience. Strong commercial and financial skills are desired as is experience working in a neighbourhood pub. To help future development of the site.

PROPERTY

The property is brick built and is one of the first pubs Charles Wells purchased. There are three distinct trading areas being the games room pool table and darts, lounge bar and enclose patio area.



TRADING AREAS

A central servery with two bar operation offering a traditional game bar and the other a more formally appointed lounge bar and underground cellar. The Foresters also has the additional advantage of the patio area /courtyard garden to the side of the pub.

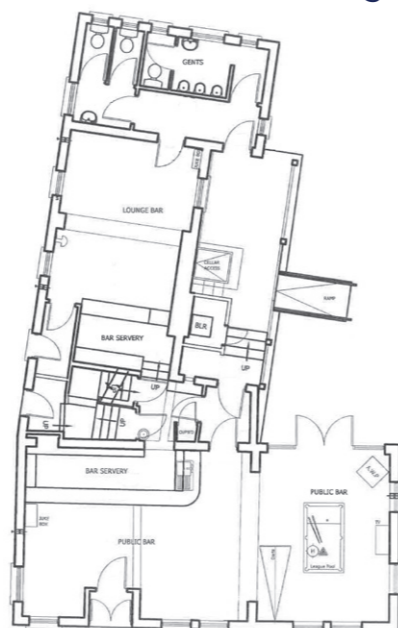
SERVICE AREAS

The centrally located bar with two distinct trading areas an underground cellar, with a safe enclosed beer garden, barns and parking for two cars.

DOMESTIC ACCOMMODATION

A good sized private accommodation with 2 bedrooms, kitchen, bathrooms, living room and an office.

Licensing Layout



FORESTERS ARMS

TURNOVER

Current turnover is estimated at £130,000 per annum net of VAT. From previous experience, based on the style of operation and location, we would anticipate that the Foresters Arms has the potential to reach a turnover of £216,667 net, which supports a FMT rent of £15,000. 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 licensable hours being Monday to Thursday 10am to midnight, Friday to Saturday 10am to 1am, Sunday 10am to midnight. 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 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

TERMS OF TENANCY/LEASE OFFERED

A three year contracted out (COT) with a full tie to buy all drinks products (beers, wine, stouts and minerals) from Charles Wells Ltd.

RENT

Initial rent proposed of £15,000 per annum, payable monthly in advance.



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 Ltd) held to cover credit and rental charges. Returnable at the end of the agreement

Fixtures and fittings estimated valuation £5,000 (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 £2,000 (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 £550 (payable to Charles Wells Ltd) 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 Ltd in advance) to cover e.g. premises licence changes, solicitors fees and agreement

Advance rent in the region of (usually 1 month) £1,200

Minimum working capital required £5,000

APPROXIMATE TOTAL £20,300
Please note that these are estimated figures, given as a guide only, includes fixtures and fittings

ONGOING COSTS

Rent in the region of £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

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.