

THE BOOT INN

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

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



Image for illustrative purposes only

The Boot Inn

TO LET

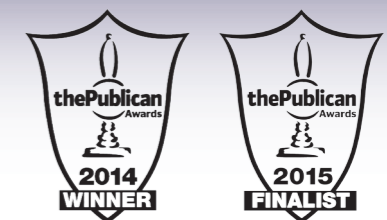
Barnard Gate, Nr Eynsham,
Oxfordshire OX29 6XE
www.charleswellspubs.co.uk/pubs/opportunities

ESTIMATED COSTS

Total estimated ingoing costs	£29,016
Annual rent	£35,000 pa

BE PART OF A WINNING TEAM

The Boot Inn is a
Charles Wells pub



THE BOOT INN HIGHLIGHTS

- Famous in the Oxfordshire area for its quality dining experience and unique celebrity boot collection.
- Beautifully traditional trade area with wooden beams and real fires.
- Fantastic sun drenched external alfresco dining area with decking.
- Ample car parking ideal for this destination food led business.
- Located just 30 seconds from the busy A40 between Cheltenham and Oxford.

LOCATION

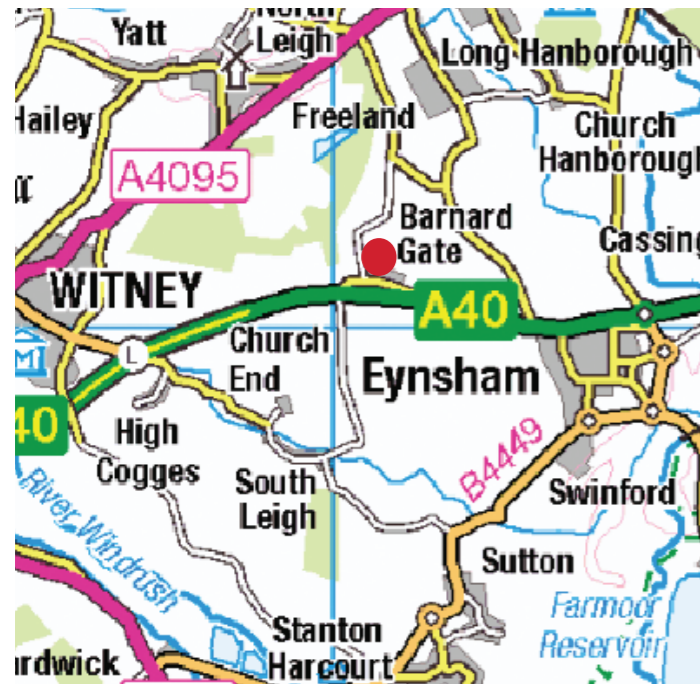
The Boot Inn is situated just off the busy A40 between Cheltenham and Oxford. Just a short drive the the beautiful town of Witney. Witney is a town on the River Windrush, 12 miles west of Oxford in Oxfordshire. Travelling from Oxford towards Cheltenham on the A40, you will see the Boot highway brown signs directing you right from the main road, you will see the pub on the right in 200 yards.

RETAIL DEVELOPMENT MANAGER



The RDM is Shaun Matthews who can be contacted direct on 07973 230798

THE BOOT INN



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PUB OVERVIEW

Currently the Boot is trading as a very high quality food operation, delivering a fantastic dining experience for consumers travelling from as far as Oxford which is located 12 miles away. Pulling visitation from all the various surrounding villages and Witney, the Boot offers a unique dining experience as it holds one of the UK's largest private celebrity Boot and Shoe collection.

PROPERTY

- A two story beautiful Costwold Stone building. Ample car parking and delightful external alfresco dining area.
- The internal trade area has a single bar servery, set in a very traditional environment, oak beams and real fires are a key feature.
- This business offers a very large commercial kitchen area with walk in fridge and freezers, the cellar is also at ground level providing easy access to the main bar.
- In the domestic area there are five good sized rooms, bathroom and toilet.

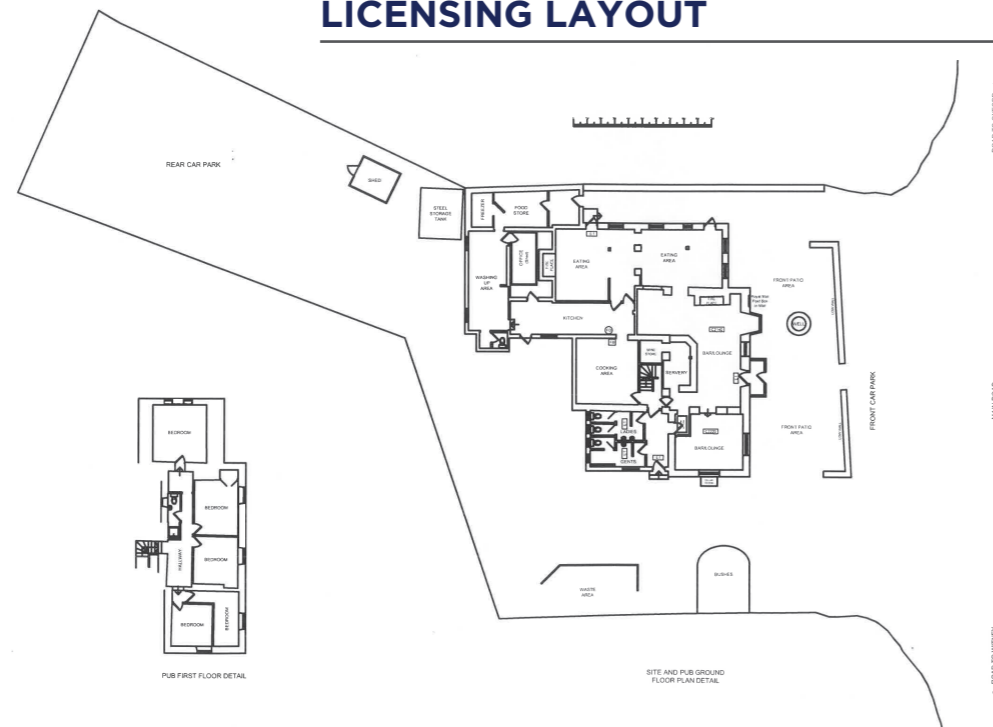
BUSINESS POTENTIAL

- This business provides a fantastic sustainable platform for a new retail operator to further build on the business success.
- We feel there is scope to develop the revitalise the food offering to maximise cover turnover early in the week.
- The Fair Maintainable trade income for the Boot forecasts a sales level of 41,316pa with a wet/food split of 44/55. Please note these are estimated figures for guidance use only.

SUITABLE APPLICANTS

This opportunity would ideally suit a chef couple who have a proven track record in running a successful destination food business.

LICENSING LAYOUT



THE BOOT INN

	Total volume Brewers barrels = 36 gallons	Barrels Beer and Stout	Composite Barrels Cider, wines, spirits, FAB's and minerals
MAT	45	42	3
Last Year	40	37	3
2 Years Ago	36	32	4
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 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.

ANTICIPATED INVESTMENT REQUIRED

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

Security deposit in the region of **£9,000**
(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 valuation **£35,000**
(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 **£5000**
(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 **£10,000**

Advance rent in the region of (usually 1 month) **£2,916**

APPROXIMATE TOTAL **£64,016**
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 **£35,000 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.



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