Application Process

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Personal License

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.wellsandco.com 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 244453 or via email at retailrecruitment@wellsandco.com. 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 Wells & Co. the chance to learn more about each other. You will also have the opportunity to ask any questions you have.

Business, Finance & Marketing Plan & Second Review

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, Wells & Co. Induction Programme. This will help prepare you for your new business venture and you'll meet a number of key Wells & Co. 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

Wells & Co. 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
Wells & Co. 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

Key Highlights

• Great starter site with 3-bed accomm and payment plan option for fixtures and fittings
• Flexible financial package to support you take on this pub - please ask!
• Vibrant village pub with loyal and regular trade
• Large & attractive pub garden
• Close to both Central Milton Keynes, Northampton & Newport Pagnell

Is this the pub for you?

Please ring 01234 244453 to speak with our recruitment team!

Estimated Costs

Total estimated ingoing costs	£15,480
Annual rent	Negotiate a deal

WELLS & Co

The Watts Arms - Nr Newport Pagnell

To Let

Castlethorpe Road, Hanslope
Milton Keynes, Buckinghamshire, MK19 7LG
View Pub Details

Be Part of a Winning Team

WINNER BEST TRAINING PROGRAMME (LEASED & TENANTED) | BII NITAs 2018

Pub Overview

This is a popular village pub with a good local reputation for it's real ales and simple traditional food, which is served throughout the week at lunchtime and evenings. The offer is enhanced in the summer with an especially large and attractive garden which attracts families from outlying areas. Pool and darts are a popular feature while live sports and regular music events provide the activity.

Wells & Co., The Eagle Brewery, Havelock Street, Bedford MK40 4LU
01234 244423 www.wellsandco.com

The Watts Arms - Nr Newport Pagnell

Location

This Watts is located in the centre of the village of Hanslope which is situated on the Bucks/Northants boarder, within easy access from the A508 linking Northampton & Milton Keynes.
Directions: Leave the M1 at J15 and take the A508 towards Milton Keynes. In the village of Roade, turn left at the junction signposted Hartwell/Hanslope. Follow this road, turning right in Hartwell towards Hanslope. Pass through Long Street and into the village of Hanslope, as you approach the mini roundabout, the Watts Arms is on your right.

Property

This attractive village pub offers great hospitality established as the 'first choice' for the village and surrounding areas. The pub trades to a high standard and is a two storey brick built building with tiled roof. There is a central bar serving an L shaped trading area broken down into games, lounge and dining areas catering for approximately 35 covers in total. Outside is a smoking area and a very large garden to the rear with outbuildings. There is limited parking to the side of the property.
The outbuildings and garden offer further development potential and investment is being considered to refresh both external and internal appearance.
The pub benefits from private accommodation consisting of 3-bedrooms.

Business Potential

There is a great opportunity to develop both the wet and food side of the business by expanding the real ales portfolio offering more choice, along with a traditional food offering to drive lunch time footfall. The fair and maintainable trade turnover for the site is £378,564 net per annum. £8,736 gross per week. The business is largely wet led but there is a good current food offer that can be developed further, currently trading at a 80/20 split.

Suitable Applicants

This site would suit a hands on operator, committed to providing great hospitality and able to engage with the local community. The ideal candidates will have an appreciation of the commercial and financial skills required to operate their own business, an interest in developing the food trade and an ability to drive sales through a range of activities.

The Watts Arms - Nr Newport Pagnell

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals
Jan 2024	204	148	56
2023	210	149	61
2022	157	113	44
Volume Notes	Volumes have been effected by covid closure. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

Agreement Offered

A 3 or 5-year fixed term 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.

DISCLAIMER This financial data is provided by Wells & Co. 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.

Ongoing Costs

Service Charge Payable monthly, to include: Cellar cooling service, Extract clean, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). Electrical Test (tenancies only)	**£4,480 p/a**
Accountancy Services Fees for a nominated accountant (in the region of)	**£3,146 p/a**
Stocktaking Services Six professional stocktakes per annum recommended	**£1.472 p/a**
Rent In the region of (payable monthly in advance) - Negotiable	**£25,000 p/a**

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	**£15,480**
Security Deposit Payable in advance to Wells to cover charges incurred by your business - trading as a Ltd Co	**£5,000**
Administration Fee In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	**£480**
Working Capital Minimum working capital required	**£5,000**
Stock & Glassware In the region of to cover the value of opening stock	**£5,000**
Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings.	**£FREE**
Advanced Rent In the region of (usually 1 month)	**£0**
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment	**£TBA**

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