

Application Process

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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.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.

The Black Horse - Chorleywood



Key Highlights

- Picturesque location with destination appeal but still close to residential areas
- Commercial kitchen in place to support food offer
- A well developed courtyard area with all year round pods for drinking & dining
- In the heart of the highly desirable Hertfordshire commuter belt
- Huge scope for the right operator to put their own stamp on the venue and food offer

Could this be the pub for you?

Call today to enquire on 01234 - 244453



To Let

Dog Kennel Lane, Chorleywood
Rickmansworth, WD3 5EG

[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Black Horse is a well presented village pub with a well equipped commercial kitchen and a courtyard garden to the side with enclosed pods giving it an all year round vibe. The site is a single bar operation that offers a relaxed and inviting customer experience. The Pub has a friendly layout creating a very warm and cozy atmosphere attracting both drinkers and diners and benefits from an open style kitchen adding an element of theatre to the guests dining experience.



The Black Horse - Chorleywood



Suitable Applicants

Experienced pub operators required with experience in both the wet and food side of the pub business.

Licensing Layout

Alcohol & Recorded Music:
Mon - Wed 11:00 - 23:00
Thurs - Sat 11:00 - 00:00
Sun 12:00 - 23:00
Live Music 11:00 - 23:00

The Black Horse - Chorleywood

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Oct 2025	133	121	11
2024	145	133	11
2023	137	126	11
Volume Notes	Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

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 Includes: Cellar cooling service, Extract clean x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	£4,000
Accountancy Services Fees for a nominated accountant (in the region of)	£4,254
Stocktaking Services Six professional stocktakes per annum recommended	£1,356
Rent In the region of (payable weekly in advance)	£34,000

Anticipated Investment Required

Security Deposit Paid in advance to Wells & Co. Ltd, held to cover credit and rental charges. Returnable at the end of the agreement.	£10,000
Administration Fee Payable to Wells & Co. Ltd in advance, to cover e.g. premises license changes, solicitors fees, and agreement.	£450
Minimum Working Capital Required Minimum working capital required	£10,000
Stock and Glassware Paid to the outgoing licensee on the day of changeover) to cover the value of opening stock	£5,000
Valuers Fees (paid to valuer) for valuing fixtures and fittings	£950
Advanced Rent One week rent in advance	£654
F&F Estimated valuation (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.	£20,000
APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	£27,000

