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

WELLS & Co

The Burleigh Arms, Cambridge

To Let

9-11 Newmarket Road
Cambridge, Cambridgeshire, CB5 8EG
View Pub Details

Be Part of a Winning Team

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

Key Highlights

• Close walking proximity to the centre of historic university town of Cambridge
• Well defined areas for dining and drinking interally giving an easy flow in the trade area
• Commercial kitchen in place to support food offer and growth
• External courtyard ideal for dining & drinking
• Great decoration through the internal trade space
• Self contained private accomodation + 4 staff bedrooms

Could this be the pub for you?

Please ring 01234-244453 to speak with our recruitment team

Estimated Costs

Total estimated ingoing costs	£30,000
Annual rent	£36,000

Pub Overview

The Burleigh is very well presented Cambridge pub finished to a high level and ready to trade with a well equipped commercial kitchen and courtyard garden and car park to the rear. The pub benefits from 2 bars and trade areas both suitable for drinking & dining giving a very versatile trade space that offers a relaxed and inviting customer experience. The pub provides a small car park to the rear of the building which is a real asset in Cambridge and the covered courtyard garden provides and unique customer space usable all year round creating an additional trading opportunity. The Pub sits close to Midsummer Common to the east of central Cambridge and a short walk from the Grafton Shopping Centre.

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

The Burleigh Arms, Cambridge

Location

The Burleigh Arms is located just a short walk from Midsummer Common in the heart of Cambridge within easy walking distance of key landmarks and good public transport links including the Cambridge Park & Ride scheme.

Property

• Internal covers 85 across 2 trade areas
• External Covers 40
• Well equipped commercial kitchen
• Private accommodation comprising of Self contained flat suitable for Partner/operator with it own access, kitchen & Bathroom. In addition the pub also comprises of 4 "staff accommodation" rooms with a shared Kitchen and Bathroom, separate to the main accommodation. These are not suitable for sub-letting.

Business Potential

The Burleigh offers a great opportunity for an exciting and energetic tenant to engage with the local community and establish themselves and the pub as the "go to" venue in the area. The prospective tenant has an opportunity grow the food offer at site putting there own stamp on the menu and setting themselves apart form the crowd and potential to engage with the strong student market to drive use through events and a relaxed working environment.
The rear garden space is well presented and gives the pub a great USP throughout the year and provides an all year round opportunity to trade.
The Burleigh is a great turn key opportunity with minimal property investment required to start trading successfully.

Suitable Applicants

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

The Burleigh Arms, Cambridge

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals
2025	67	40	27
2024	49	33	16
2023	n/a	n/a	n/a
Volume Notes	Volumes have been effected by covid closure. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

Anticipated Retained Income

Drink Sales FMT	**40%**
Food Sales FMT	**60%**
Accommodation FMT	**0%**
FMT = Fair Maintainable Trade	

Agreement 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 Wells and Co Pub Partners. A long term fully insuring and repairing lease agreement would be considered for a well-funded and experienced applicant.
Wells & Co will only grant a tenancy to a limited company. All Directors of the limited company will be required to provide a personal guarantee.

Premises Licence

There is a current premises license in place for alcohol and food, with licensing
hours being 10am to Midnight Monday to Wednesday and 10am to 1am on Thursday to Saturday and 10am to 11pm on a 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

Dilapidations Service Charge applicable to all Tenancy agreements. Funds will be collected through the whole agreement and will be drawn down to fund tenant works/decorations	**£80 p/m**
Service Charge Payable monthly, to include: Cellar cooling service, Extract clean, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). Electrical Test (tenancies only) and premises licence renewal fee	**£4,716 pa**
Accountancy Services Fees for a nominated accountant (in the region of)	**£6,000 pa**
Stocktaking Services Six professional stocktakes per annum recommended	**£1,900 pa**
Rent In the region of (payable monthly in advance)	**£36,000 pa**

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	**£30,000**
Security Deposit Payable in advance to Wells to cover charges incurred by your business (as a limited company a bond of £10,000 is required, together with a personal guarantee for all directors)	**£10,000**
Training Course Fees Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees – NB £800 for two people	**£0**
Administration Fee In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	**£500**
Working Capital Minimum working capital required	**£10,000**
Stock & Glassware In the region of to cover the value of opening stock	**£6,000**
Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings.	**£900**
Advanced Rent In the region of (usually 1 month)	**£3,166**
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	**£25,000**

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