

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 Louisa Thomas 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 Ranelagh Arms



Key Highlights

- The Ranelagh is the HUB of the community
- Sports teams including 4 Darts, 2 Pool 2 Crib & 1 bar billiards
- Secret Garden and Sports TV
- In excellent condition
- 2 large double bed flat with office

Is this the pub for you?

Call our recruitment team on 01234-244453



To Let

Ranelagh Road
Wellingborough, Northamptonshire, NN8 1JS
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

The Ranelagh is without doubt the Heart and Hub of the community where all customers feel safe and welcome.

The current operator has built and incredible community spirit, which has raised over £200,000 for charity over the last twenty years (Mainly for MacMillan Cancer Support and RNLI).

There are a number of events through the year, recognised in a presentation evening in Oct./Nov every year.

Apart from showing TV Sports the community supports 9 sports teams based at the Ranelagh Arms including 4 Darts, 2 Pool, 2 Crib and 1 Bar Billiards.



The Ranelagh Arms



Location

The Ranelagh is situation within a suburb to the East of Wellingborough just 0.5 miles from the town centre. The pub is situated in a residential area on the cross roads of Ranelagh Road and Mill Road. The pub is on one corner, with a convenience store and Fish & Chips shop on the other. Wellingborough train station is 0.5 miles to the East of The Ranelagh althoiugh the majority of the customers come from the immediate area.

Property

The Ranelagh is a detached pub, with separate small yard and lovely "Secret Garden". It is a two room operation encompassing a games room with pool table and darts throw and a Lounge bar with two separate but linked serveries, that can be operated by one member of staff in quieter trading hours.

The lounge bar to the left as you enter the secure front door. has beautiful wooden floor, leading to the bar. The rest of the room is laid to carpet, with a raised seating area that can also be used for entertainers to perform. There is also a Bar Billiards table. There are numerous TV's in both bars, which currently shows a great deal of sport from both Sky and TNT. The residential flat consists 2 large double bedrooms and 1 single bedroom currently used as an office, a Living Room, Kitchen & Bathroom.

Business Potential

The Ranelagh is trading well. The community teams and charity events are a key part of the pubs success, so Wells & Co are looking for a person or couple who really want to get involved in this amazing community and be a custodian for the Ranelagh Arms within the local area.

Suitable Applicants

An operator who has the passion to look after the pub like its their home and the community surrounding the Ranelagh. You will need to show your natural enthusiasm to be personally involved in the community and the charity fund raising, and continue the mantel of the current operator.

The Ranelagh Arms

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
Jan 2025	184	178	6
2024	198	192	6
2023	202	196	6
Volume Notes	Full tie agreement to buy all drinks products (beers, ciders, wines, spirits, stouts and minerals) from Wells and Co Pub Company		

Anticipated Retained Income

Drink Sales %	
Food Sales %	
Accommodation 0%	
FMT = Fair Maintainable Trade	

Agreement Offered

A 3 or 5 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.

Premises Licence

There is a current premises license in place for alcohol and Regulated Entertainment with licensing hours being 11.00am to 11.00pm Monday to Saturday and 11.00am to 10.30pm 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 x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	£74 pm
Accountancy Services Fees for a nominated accountant (in the region of)	£70 pm
Stocktaking Services Six professional stocktakes per annum recommended	£26 each
Rent In the region of (payable weekly in advance)	£432 pw

Anticipated Investment Required

APPROXIMATE TOTAL Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings	£23,500
Security Deposit Payable in advance to Wells to cover charges incurred by your business - trading as a Ltd Co	£10,000
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	£5,625
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	£920
Advanced Rent In the region of 1 weeks rent	£432
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£15,000

