

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.

Admiral Vernon, Over



Key Highlights

- Charming traditional pub in the heart of the village of Over
- Warm cosy and inviting interior
- A loyal regular local customer base who appreciate real ale
- Clear potential for a substantial and sustainable pub food offer
- Located 3 miles from the A14 and 15 minutes from the centre of Cambridge
- 4-bed private accommodation

Is this the pub for you?

Please ring 01234 244453 to speak with our recruitment team



To Let

31 High Street
Over, Cambs, Cambridgeshire, CB24 5NB
[View Pub Details](#)

Be Part of a Winning Team



Pub Overview

Situated in a prominent position on the High Street in the heart of Over, the pub has great positioning to attract customers from the immediate locality, together with those from further afield. The pub is a traditional community local that provides traditional pub games, with a mixed age group frequenting the one bar operation. There is scope to expand the business through provision of food and to capture more custom from the surrounding business community.



Admiral Vernon, Over



Location

Located in the centre of the affluent village of Over, six miles north west of Cambridge. Over has convenience shops, an excellent primary school and thriving village hall. It offers a good standard of life in a rural community, whilst being close to both Cambridge and Huntingdon. Exit the A14 to Fen Drayton and Swavesey, and then follow signs to Over. The Admiral Vernon is situated on the right hand side, with the car park entrance just before the Pub.

Property

The Admiral Vernon is a two storey traditional brick built building with high ceilings creating a traditional feel. The pub has a U shaped bar with the server facing the front entrance. and a games area where the furniture is movable. Feature fire places and a door to the rear leads the customer to an attractive external patio and garden area and rear car park for up to 8 cars. The private accommodation is spacious and is in good condition, it consists of four bedrooms a kitchen and a bathroom.

Business Potential

This is an ideal opportunity to run a very popular pub, which with a fresh pair of eyes and an increased presence, will see the trade increase. There is a clear opportunity to consolidate the present offer to ensure that the foundations of the business are solid prior to embarking on a targeted marketing campaign. Opportunities to build trade include adding further real ales and expanding the current wine and food offer. There is and opportunity to build both the wet and food trade, by making it a central part of the community and a Hub for Over. We consider the Fair Maintainable Turnover for the Admiral Vernon to be £246,383 pa net of VAT, sustaining a rent of £42,050 per annum on an income spilt of 82% wet and 18% dry. Potential GP% of 49% wet with full tie & 61.5% food and a fair maintainable profit potential of £20,871.

Suitable Applicants

Suitable applicants must have the flair and drive to develop the right offer for the demographics in the local area. Applicants must be committed to providing a fully focussed customer experience and great hospitality. They need to be willing to be involved with the local community. Strong commercial and financial skills are desired to operate this business. Experience working in a village pub with a strong understanding of real ales, wine and a simple food operation would be highly beneficial.

Admiral Vernon, Over

MAT rolling 12 months to Nov 2022	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
2022	38	35	3
2021	43	36	7
2020	84	72	12
Volume Notes	20201 volumes were effected by covid & closure. Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

Anticipated Retained Income

Drink Sales	82%
Food Sales	18%
Accommodation	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.

Premises Licence

There is a current premises licence in place for alcohol and regulated entertainment, with licensable hours being Monday to Saturday 11am – 11pm, Sunday 12 Noon – 10:30pm. A copy of the licence 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, Buildings insurance, Fire Compliance, Boiler maintenance (tenancies only). NICEIC Electrical Test (tenancies only)	£2,644 p/a
Accountancy Services Fees for a nominated accountant (in the region of)	£3,025 p/a
Stocktaking Services Six professional stocktakes per annum recommended	£1,200 p/a
Rent In the region of (payable monthly in advance)	£16,500 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	£16,575
Security Deposit Payable in advance to Wells to cover charges incurred by your business (If your business is to operate as a limited company a bond of £10,000 is required, together with a personal guarantee for all directors)	£6,000
Training Course Fees Per person (payable to Wells & Co. Ltd) 5 day induction course mandatory for all licensees – NB £800 for two people	£500
Administration Fee In the region of (payable to Wells & Co. Ltd in advance) to cover e.g. premises license changes, solicitors fees, and agreement	£400
Working Capital Minimum working capital required	£5,000
Stock & Glassware In the region of to cover the value of opening stock	£2,500
Valuers Fee In the region of (paid to valuer) for valuing fixtures and fittings.	£800
Advanced Rent In the region of (usually 1 month) - negotiable	£1,375
Fixtures & Fittings Estimated valuation to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment (£ est)	£12,000

