

# Marstons Free of tie pubs

Available as a portfolio or individually



The Anchor | Burton upon Trent  
Price £600,000



The Inn On The Furlong | Ringwood  
Price £885,000



Malt Shovel | Shardlow, Derby  
Price £700,000



The Mariner's Arms | Liverpool  
Price £265,000



The Stile | Whitmore Reans  
Price £485,000

## CONTACT

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Public House investment for sale

# The Inn on the Furlong | Ringwood

PUBLIC HOUSE

12 MEETING HOUSE LANE,  
RINGWOOD BH24 1EY

- SITE AREA: C.0.096 ACRES
- [GOOGLE LINK](#)

A period property comprising a public house and outside terraces. Located in Ringwood, Southwest Hampshire, a stone's throw from the picturesque New Forest and in earshot of the river Avon.

The pub has a trading area of c.4184 sq ft, to the front and side of the property is an outdoor seating area.



LOCATION PLAN



SITE PLAN



# LEASE TERMS AND TENANCY INFORMATION

TERM	10 years commencing from 15/10/2019
ANNUAL RENT	£81,500 per annum
RENT REVIEW	15th October 2024 and every 5th anniversary of this date
REPAIR	Effectively FRI, subject to a schedule of condition.

## PROPOSAL

We are instructed to seek offers in excess of £885,000 (Eight hundred and eighty five thousand pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 8.72%.

## AML

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

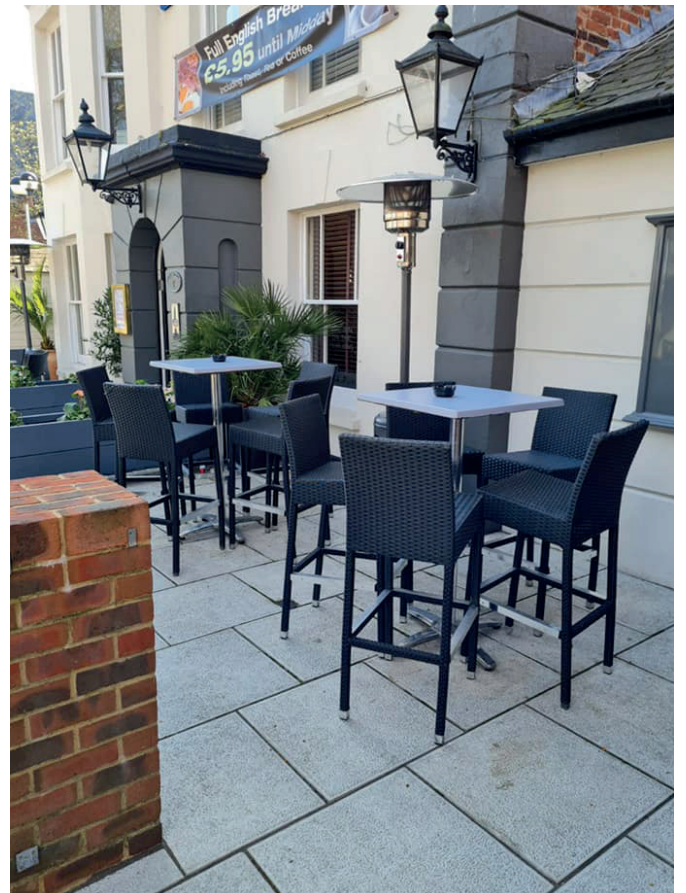
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Public House investment for sale

# Malt Shovel | Shardlow, Derby

PUBLIC HOUSE

THE WHARF, SHARDLOW, DERBY,  
DERBYSHIRE DE72 2HG

- SITE AREA: C.0.06 ACRES
- [GOOGLE LINK](#)

The property comprising a public house and large front side beer garden sits on the bank of the canal in a picturesque village.

The front of the property is characterful with bay windows. The pub has a trade area of c.2,607 sq ft excluding the garden.



## LOCATION PLAN



## SITE PLAN



## LEASE TERMS AND TENANCY INFORMATION

TENANT	Malt Shovel (Shardlow) Limited
TERM	6-year lease commencing from 22/04/2019
ANNUAL RENT	£64,500 per annum
RENT REVIEW	22nd of May 2024 and every 5th anniversary of this date.
REPAIR	Effectively FRI, subject to a schedule of condition.

### TENANT

Malt Shovel (Shardlow) Limited is a property management company operating in the Public Houses and Bar sector. The main Stakeholder Lena Maria Kelleher founded the company in 2016 and are the surety of the lease.

### AML

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

### PROPOSAL

We are instructed to seek offers in excess of £700,000 (Seven hundred thousand pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 8.75%

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# The Stile | Whitmore Reans

PUBLIC HOUSE

3 HARROW ST, WOLVERHAMPTON  
WV1 4PB

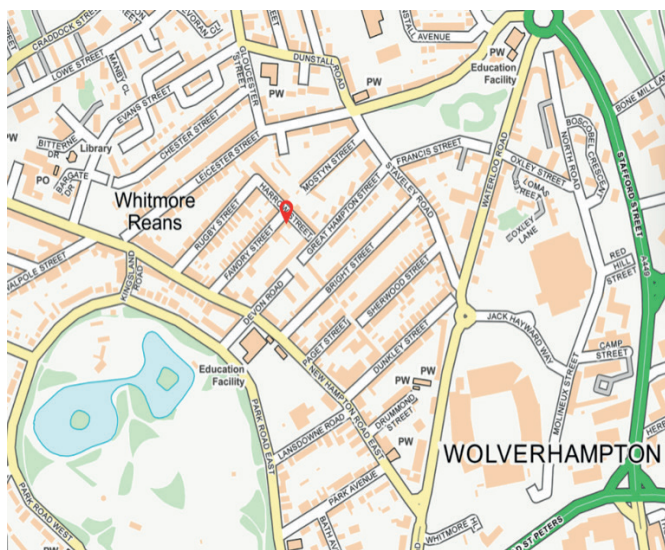
- SITE AREA: C.0.254 ACRES
- [GOOGLE LINK](#)

A period property comprising a public house and large isolated beer garden, formerly a bowling green. Located in the suburbs of Wolverhampton.

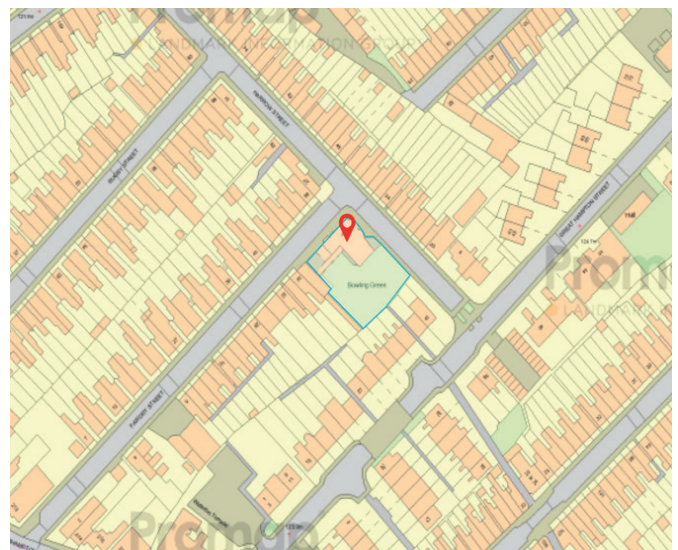
The front of the property is characterful with bay windows and intricate wooden fascias. The pub has a trade area of c.3,274 sq ft excluding the garden.



LOCATION PLAN



SITE PLAN





# LEASE TERMS AND TENANCY INFORMATION

TERM	10 year lease commencing from 30/09/2019
ANNUAL RENT	£47,500 per annum
RENT REVIEW	30th of September 2024 and every 5th anniversary of this date.
REPAIR	Effectively FRI, subject to a schedule of condition.

## PROPOSAL

We are instructed to seek offers in excess of £485,000 (Four hundred and eighty five thousand pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 9.36%

## AML

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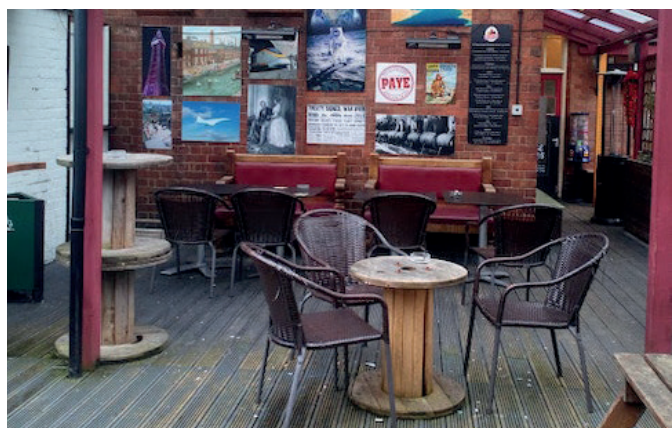
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Public House investment for sale

# The Anchor | Burton upon Trent

PUBLIC HOUSE  
NEW ST, BURTON-ON-TRENT  
DE14 3QN

- SITE AREA: C.0.52 ACRES
- [GOOGLE LINK](#)

A terraced 3 story property comprising a public house and narrow beer garden at the rear located in the market town of Burton upon Trent.

The pub has a trade area of c.2,257 sq ft excluding the garden.



LOCATION PLAN



SITE PLAN



## LEASE TERMS AND TENANCY INFORMATION

TERM	6 year lease commencing from 30/04/2018
ANNUAL RENT	£52,000 per annum
RENT REVIEW	30th of April 2023 and every 5th anniversary of this date.
REPAIR	Effectively FRI, subject to a schedule of condition.

### PROPOSAL

We are instructed to seek offers in excess of £600,000 (Six Hundred Thousand Pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 9.29%

### AML

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Public House investment for sale

# The Mariner's Arms | Liverpool

## PUBLIC HOUSE

33 ST MARY'S RD, GARSTON,  
LIVERPOOL L19 2NJ

- SITE AREA: C.0.038 ACRES
- [GOOGLE LINK](#)

A corner terrace property comprising a public house and small detached garden, located on Garston Highstreet just south of central Liverpool.

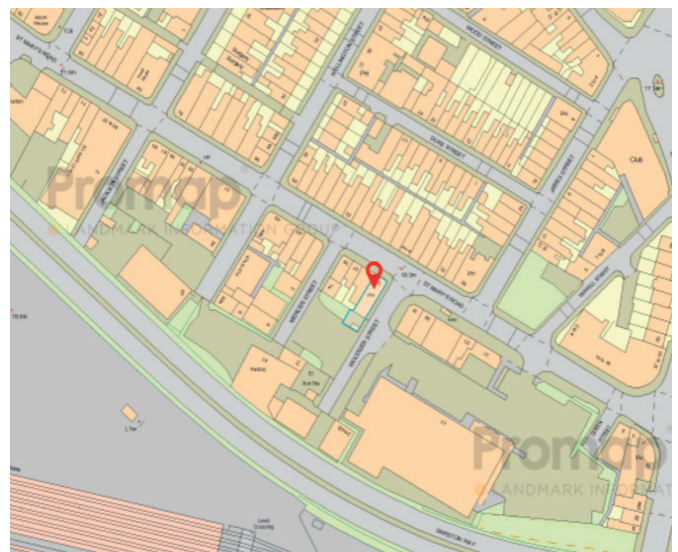
Having undergone a recent refurbishment, the pub has rebranded with a modern exterior. The pub has a trade area of c.1,676 sq ft



**LOCATION PLAN**



**SITE PLAN**





## LEASE TERMS AND TENANCY INFORMATION

TERM	5 year lease commencing from 01/03/2023 and expiring 28/03/2028
ANNUAL RENT	£25,000 per annum
RENT REVIEW	N/A
REPAIR	Effectively FRI, subject to a schedule of condition.

### PROPOSAL

We are instructed to seek offers in excess of £265,000 (two hundred and sixty five thousand pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 9.17%

### AML

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