

Free of Tie Pub Investments

Available individually or as a portfolio



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 Mariner's Arms | Liverpool
Price £265,000



The Stile | Whitmore Reans
Price £485,000

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 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

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.

CONTACT

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Public House investment for sale

The Bay Horse | Middridge

PUBLIC HOUSE
THE GREEN, MIDDRIDGE,
NEWTON AYCLIFFE, DL5 7JD

- SITE AREA: C.0.1 ACRES
- [GOOGLE LINK](#)



A rural village with The Bay Horse its epicentre, this property comprises of a public house and large village green beer garden to the front.

To the rear is a large car park . The pub has a trade area of c.4,353 sq ft excluding the garden.

LOCATION PLAN



SITE PLAN



LEASE TERMS AND TENANCY INFORMATION

TERM	10 year lease commencing from 23/09/2020
ANNUAL RENT	£81,000 per annum
RENT REVIEW	23rd of September 2025 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 £875,000 (Eight hundred and seventy five thousand pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 9.09%

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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%.

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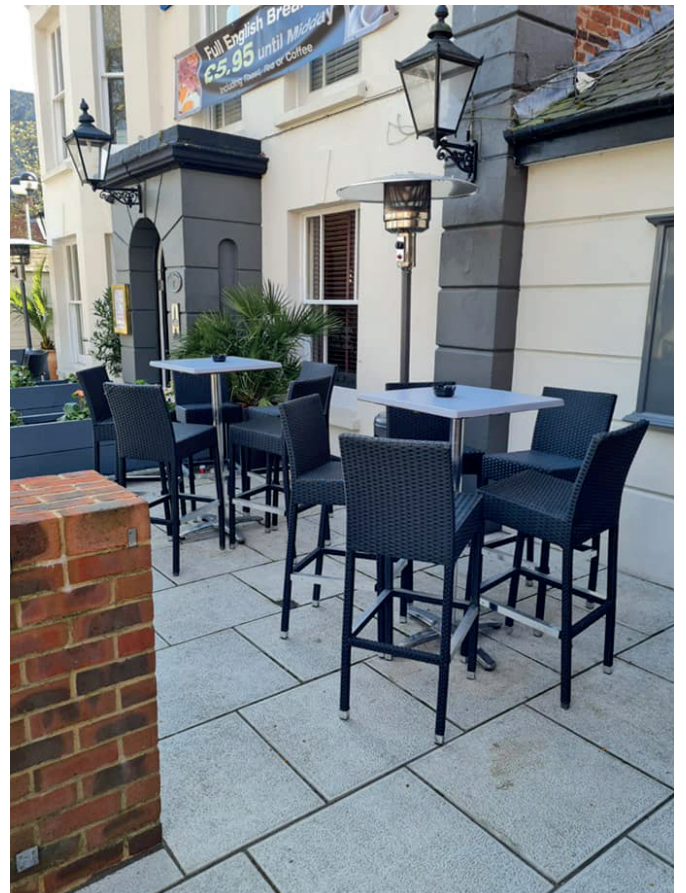
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Public House investment for sale

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

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.

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%

AML

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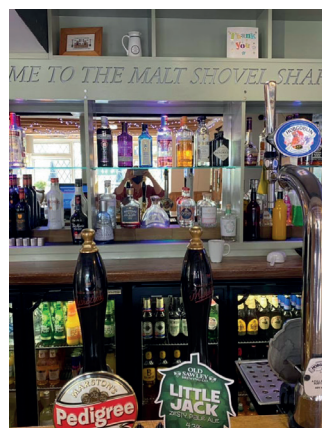
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Public House investment for sale

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%

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Public House investment for sale

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.

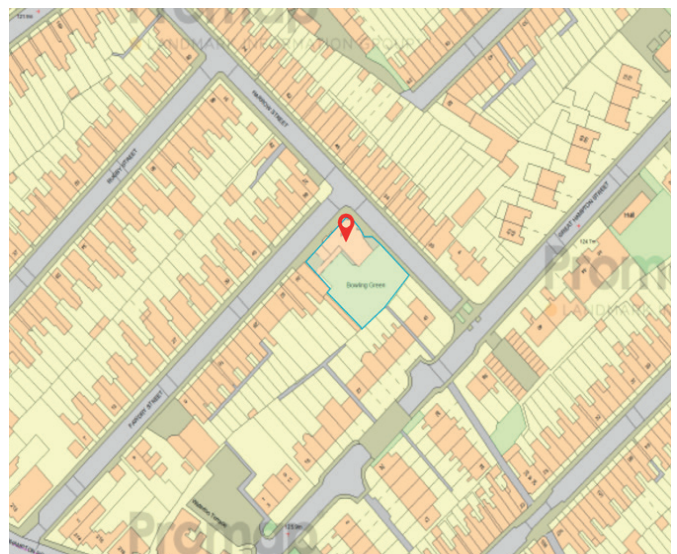
The front of the property is characterful with bay windows and intricate wooden fascias. The pub has a trade area of c.3,274 sq ft excluding the garden.



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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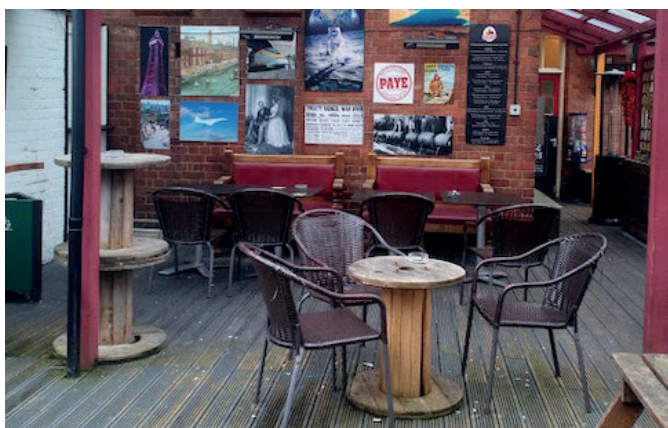
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