KING STREET
REAL ESTATE

Free of Tie *Pub Investment Portfolio*

Five public houses across England, let individually to five tenants.



Investment summary

£3,550,000	9.02%	£340,850	3.85
PORTFOLIO PRICE	BLENDED NET INITIAL YIELD	TOTAL RENT PER ANNUM	PORTFOLIO WAULT

		PUBLIC HOUSE	QUOTING PRICE	RENT PA	NIY	UNEXPIRED LEASE TERM (YEARS)	LEASE EXPIRY
01		The Talbot Belbroughton	**£850,000**	£82,000	9.14%	2.41	31 Mar 2029
02		The Inn on the Furlong Ringwood	**£775,000**	£81,500	9.97%	2.95	14 Oct 2029
03		The Tiltyard Kenilworth	**£850,000**	£75,000	8.36%	3.59	3 Jun 2030
04		The Retreat Inn Norton	**£525,000**	£48,050	8.73%	8.59	5 Jun 2035
05		The Dixie Arms Hotel Market Bosworth	**£550,000**	£54,300	9.41%	3.53	14 May 2030
		Portfolio total	**£3,550,000**	**£340,850**	**9.02%**		

We are seeking unconditional offers for the above properties as a portfolio at **£3,550,000** (Three Million, Five Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT, equating to a blended Net Initial Yield of **9.02%**, assuming standard purchasers costs of 6.5%. Alternatively, our client will also consider the sale of the assets individually at their respective prices, subject to contract.

THE PORTFOLIO

Location

Five pubs across the West Midlands, Warwickshire, Leicestershire, Worcestershire and Hampshire.

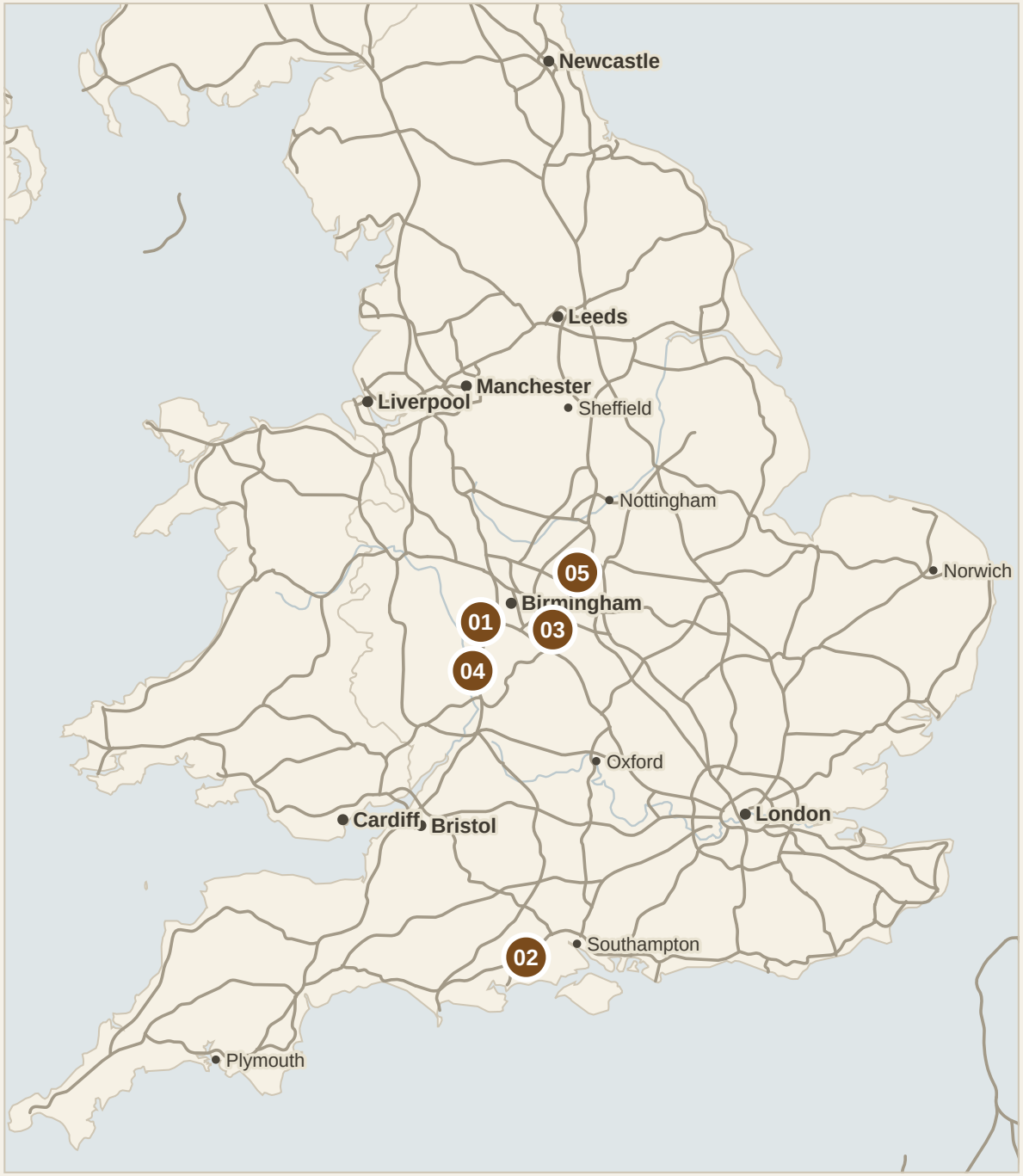
01 **The Talbot**
Hartle Ln, Belbroughton, Stourbridge, DY9 9TG

02 **The Inn on the Furlong**
12 Meeting House Lane, Ringwood, BH24 1EY

03 **The Tiltyard**
25 Leyes Ln, Kenilworth, CV8 2DE

04 **The Retreat Inn**
Woodbury Ln, Norton, Worcester, WR5 2PT

05 **The Dixie Arms Hotel**
6 Main St, Market Bosworth, Nuneaton, CV13 0JW



KING STREET REAL ESTATE

PUBLIC HOUSE INVESTMENT FOR SALE · 01 OF 05

The Talbot

Belbroughton

HARTLE LN, BELBROUGHTON, STOURBRIDGE, DY9 9TG



Freehold public house investment

Detached village pub, dating in part to the 17th century, in the centre of Belbroughton

Let on a 7-year lease from 1st April 2022, expiring 31st March 2029 (unexpired lease term 2.41 years)

Rent of £82,000 per annum, effectively FRI subject to a schedule of condition

Rent review due 1st April 2027

Well-presented beer garden and customer parking

QUOTING PRICE · OFFERS IN EXCESS OF

£850,000

Eight Hundred and Fifty Thousand Pounds · subject to contract and exclusive of VAT

9.14% NET INITIAL YIELD

Description

A substantial detached village public house occupying a prominent roadside position on Hartle Lane in the centre of Belbroughton. Situated approximately 4 miles south of Stourbridge.

The property dates back in part to the 17th century and retains considerable period character whilst benefiting from modern refurbishment throughout.

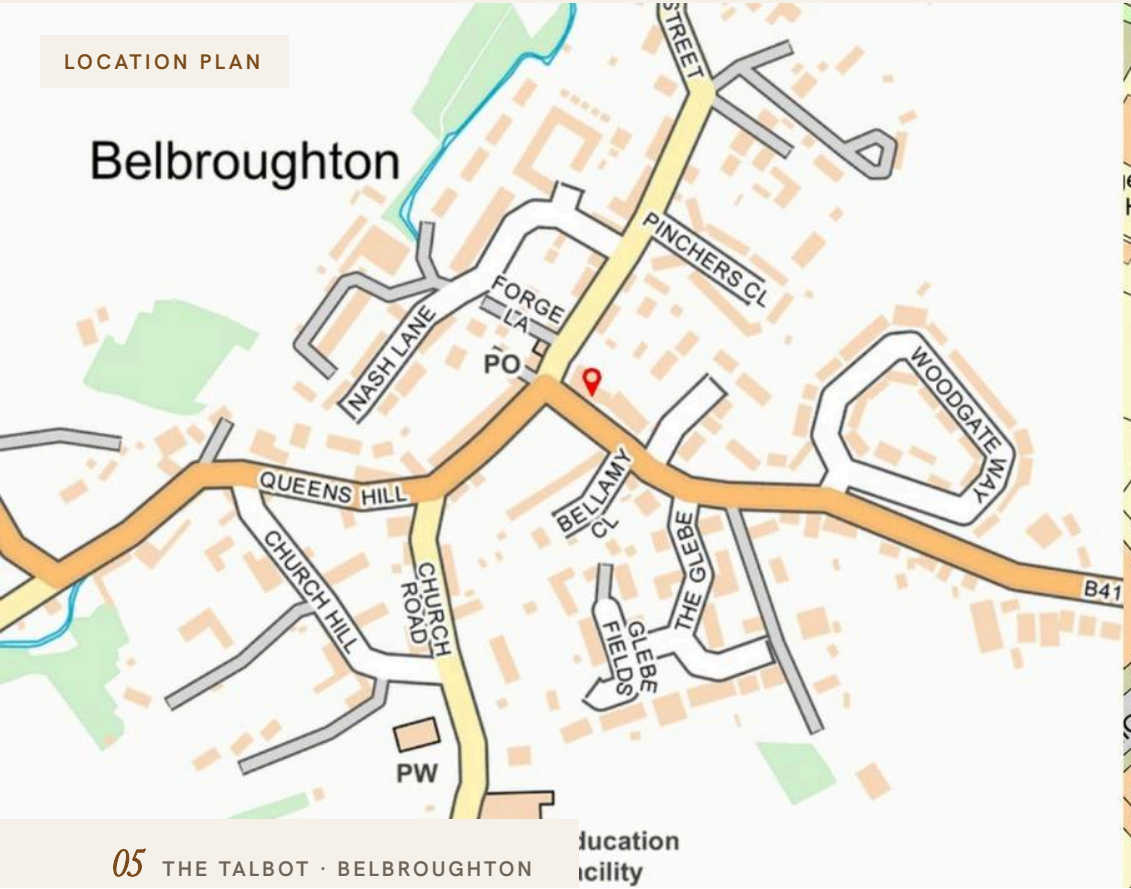
Externally, the pub benefits from a well-presented beer garden and customer parking. Internally, the accommodation comprises a series of interconnected lounge and dining areas.

Location

Prominent roadside position on Hartle Lane in the centre of Belbroughton, approximately 4 miles south of Stourbridge.

HARTLE LN, BELBROUGHTON, STOURBRIDGE, DY9 9TG

LOCATION PLAN



INDICATIVE SITE PLAN



Tenancy & terms

LEASE	7-year lease from 1st April 2022
EXPIRY	31st March 2029
UNEXPIRED LEASE TERM	2.41 years
RENT	£82,000 per annum
RENT REVIEW	1st April 2027
REPAIR	Effectively FRI, subject to a schedule of condition

PROPOSAL · OFFERS IN EXCESS OF

£850,000

Eight Hundred and Fifty Thousand Pounds · subject to contract and exclusive of VAT

9.14% NET INITIAL YIELD

TENURE

Freehold.

VAT

The properties are elected for VAT; it is anticipated the sale will be dealt with as a TOGC.

EPC

Available on request.

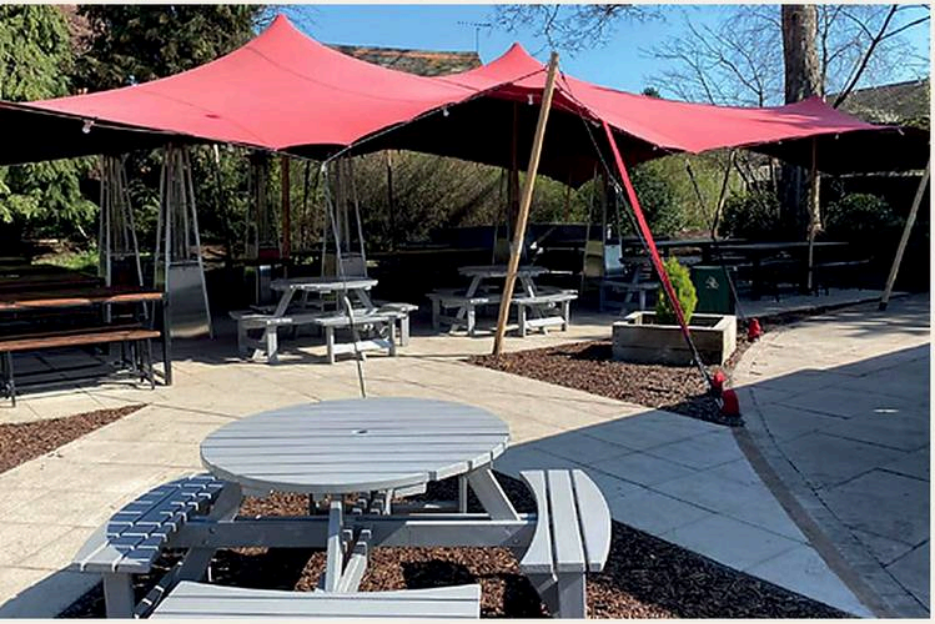
DATA ROOM

Available – please get in touch.

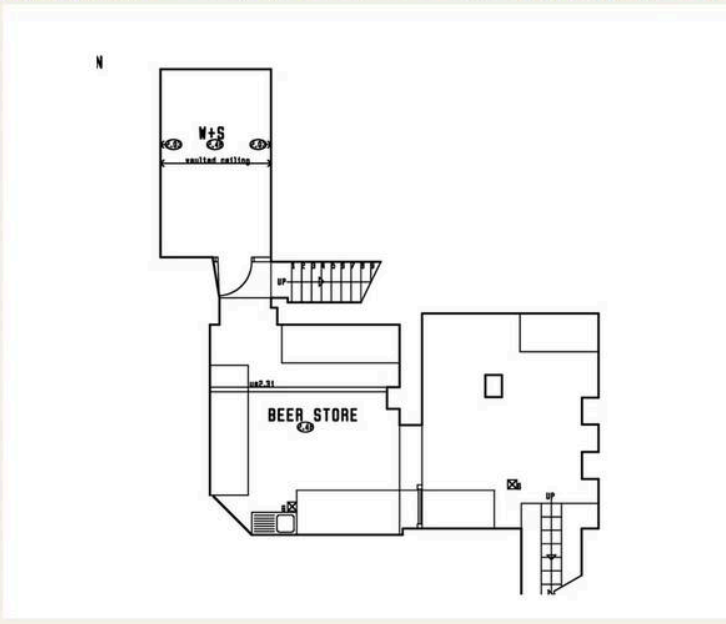

THE TALBOT

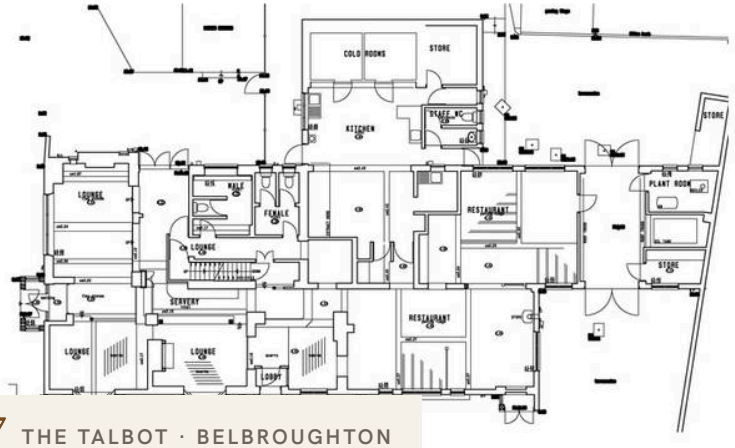


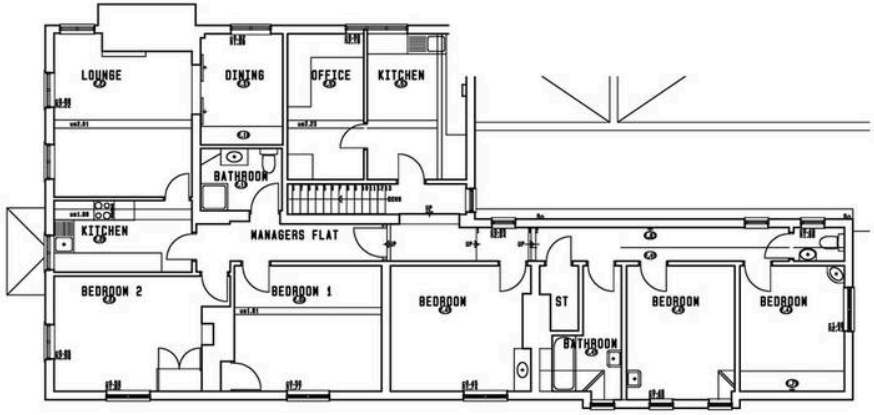





TALBOT
BAR + KITCHEN


N
W+S
vaulted ceiling
UP
BEER STORE
UP


COLD ROOMS
STORE
KITCHEN
STORE
PLANT ROOM
MALE
FEMALE
RESTAURANT
STORE
SERVERY
RESTAURANT
LOUNGE
LOUNGE
LOBBY


LOUNGE
DINING
OFFICE
KITCHEN
BATHROOM
KITCHEN
MANAGERS FLAT
BEDROOM 2
BEDROOM 1
BEDROOM
ST
BATHROOM
BEDROOM
BEDROOM

KING STREET REAL ESTATE

PUBLIC HOUSE INVESTMENT FOR SALE · 02 OF 05

The Inn on the Furlong

Ringwood

12 MEETING HOUSE LANE, RINGWOOD, BH24 1EY

Freehold public house investment

Substantial pub in a prominent trading position in Ringwood town centre, with strong pedestrian footfall

Let on a 10-year lease from 15th October 2019, expiring 14th October 2029 (unexpired lease term 2.95 years)

Rent of £81,500 per annum, effectively FRI subject to a schedule of condition

Rent review of 15th October 2024 outstanding

First-floor meeting room available for hire



QUOTING PRICE · OFFERS IN EXCESS OF

£775,000

Seven Hundred and Seventy-Five Thousand Pounds · subject to contract and exclusive of VAT

9.97% NET INITIAL YIELD

Description

A substantial public house occupying a prominent trading position within Ringwood town centre.

The property is situated on Meeting House Lane adjacent to The Furlong shopping centre in the centre of Ringwood, benefiting from strong pedestrian footfall and proximity to the New Forest tourist market.

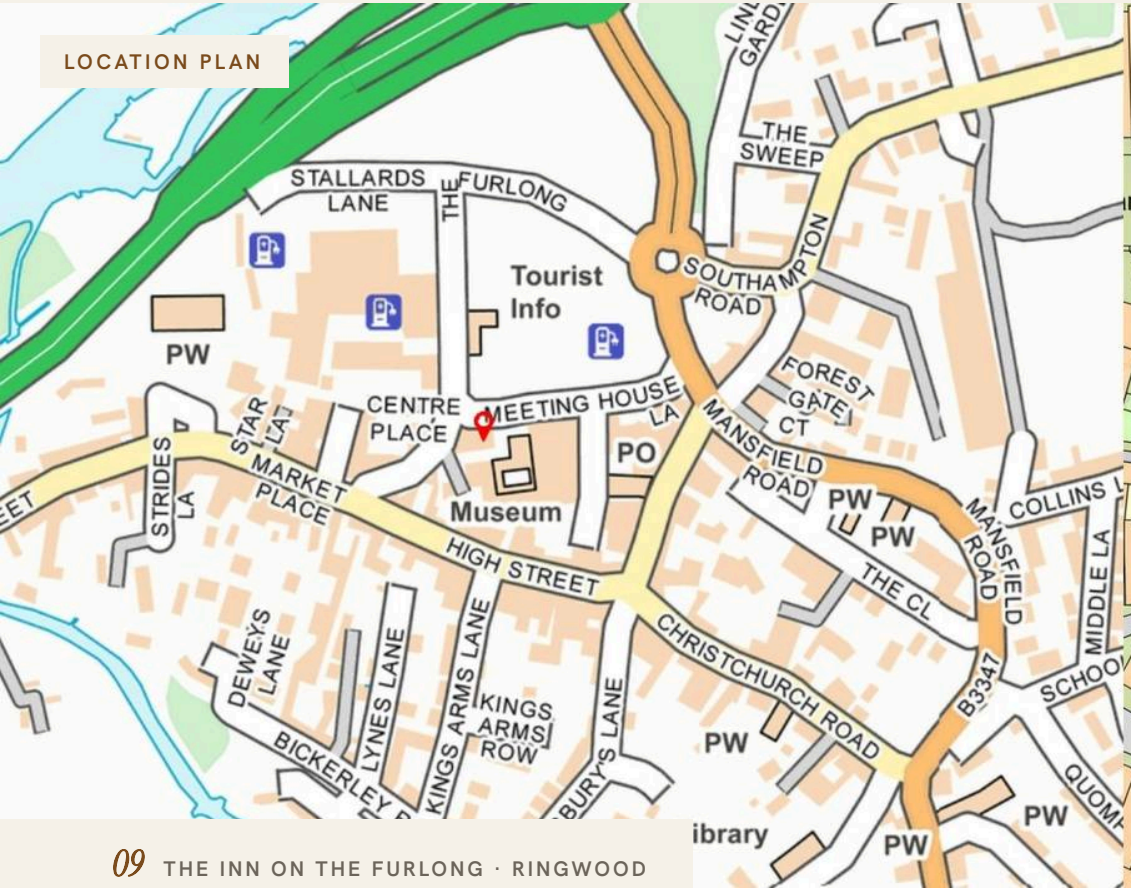
Externally, the premises benefit from seating areas to the front and rear elevations. Internally, the ground floor provides spacious open-plan trading areas, while the first floor offers a meeting room for hire.

Location

Prominent trading position in Ringwood town centre, on Meeting House Lane adjacent to The Furlong shopping centre and close to the New Forest tourist market.

12 MEETING HOUSE LANE, RINGWOOD, BH24 1EY

LOCATION PLAN



INDICATIVE SITE PLAN



Tenancy & terms

LEASE	10-year lease from 15th October 2019
EXPIRY	14th October 2029
UNEXPIRED LEASE TERM	2.95 years
RENT	£81,500 per annum
RENT REVIEW	15th October 2024 (outstanding)
REPAIR	Effectively FRI, subject to a schedule of condition

PROPOSAL · OFFERS IN EXCESS OF

£775,000

Seven Hundred and Seventy-Five Thousand Pounds · subject to contract and exclusive of VAT

9.97% NET INITIAL YIELD

TENURE

Freehold.

VAT

The properties are elected for VAT; it is anticipated the sale will be dealt with as a TOGC.

EPC

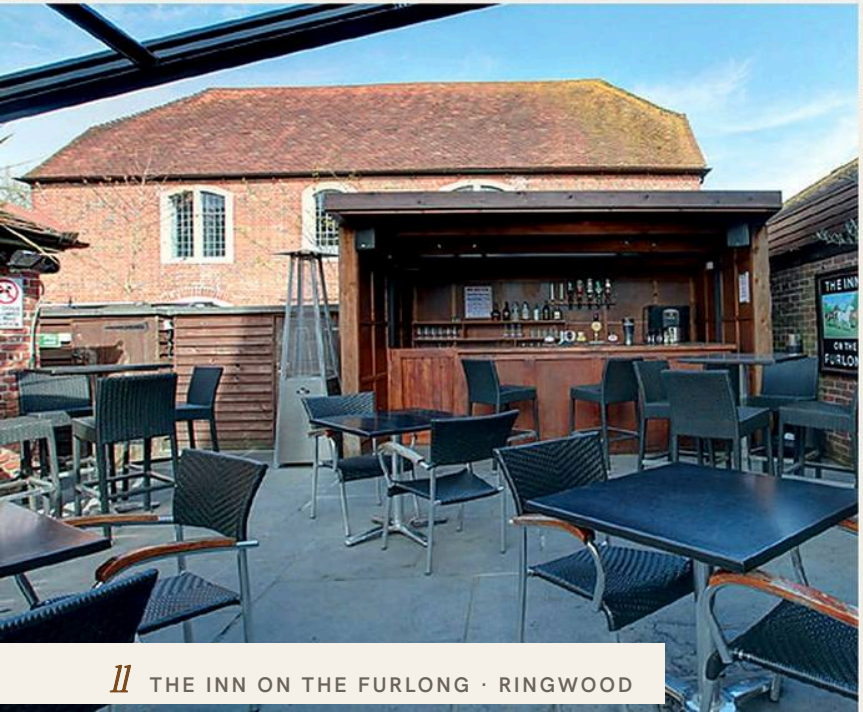
Available on request.

DATA ROOM

Available – please get in touch.


THE INN
ON THE
FURLONG
Full English Breakfast
£5.95 until Midday


FOSTER'S




Cocktails



KING STREET REAL ESTATE

PUBLIC HOUSE INVESTMENT FOR SALE · 03 OF 05

The Tiltyard

Kenilworth

25 LEYES LN, KENILWORTH, CV8 2DE



Long leasehold public house investment: 125 years from 12th March 1985 (c. 83 years unexpired)

Detached suburban pub with car parking, patio and beer garden, in a popular residential area

Let on a 5-year lease from 4th June 2025, expiring 3rd June 2030 (unexpired lease term 3.59 years)

Rent of £75,000 per annum, effectively FRI subject to a schedule of condition

No rent review within the term

Open plan lounge and dining spaces around a main bar servery

QUOTING PRICE · OFFERS IN EXCESS OF

£850,000

Eight Hundred and Fifty Thousand Pounds · subject to contract and exclusive of VAT

8.36% NET INITIAL YIELD

Description

A detached suburban pub occupying a prominent roadside position adjacent to the Leyes Lane retail parade, within the popular residential area of Kenilworth.

Externally, the premises benefit from customer car parking together with external patio and beer garden seating areas.

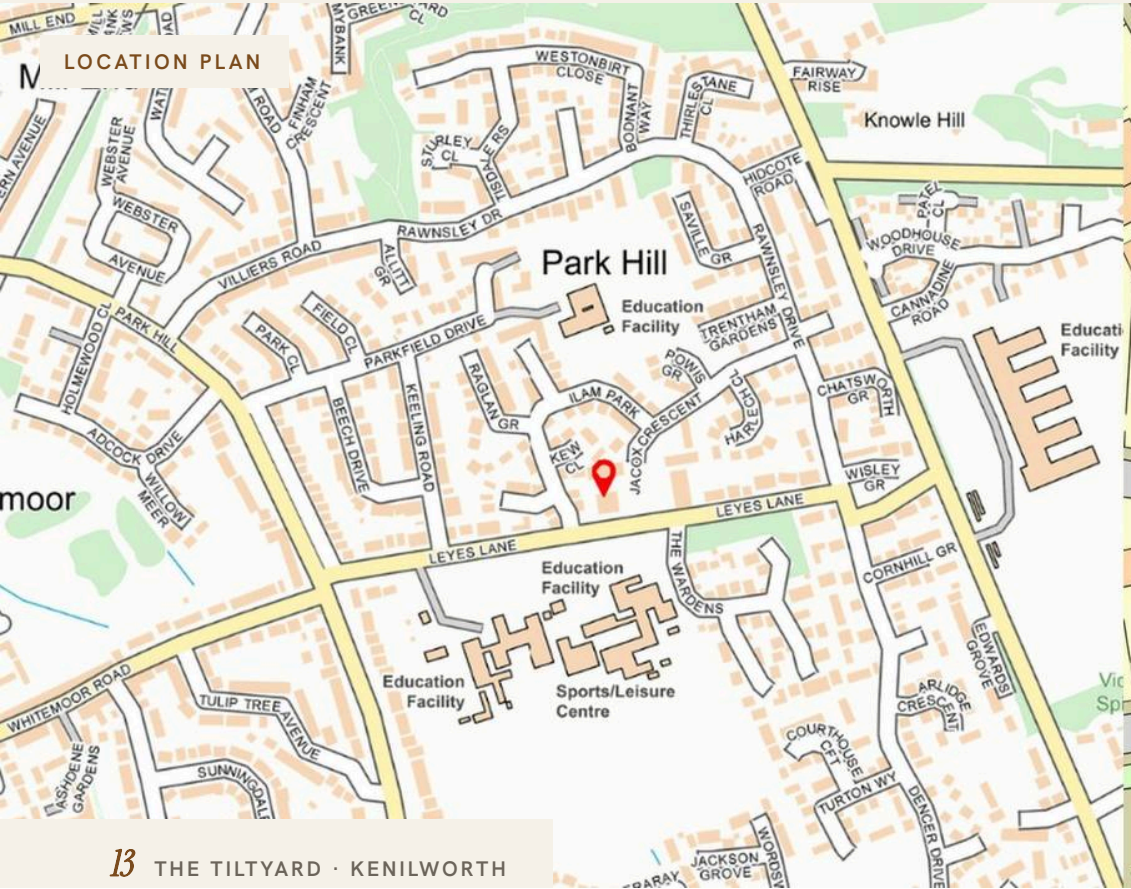
Internally, the accommodation comprises open plan lounge and dining spaces centred around a main bar servery.

Location

Prominent roadside position adjacent to the Leyes Lane retail parade, within the popular residential area of Kenilworth.

25 LEYES LN, KENILWORTH, CV8 2DE

LOCATION PLAN



INDICATIVE SITE PLAN



Tenancy & terms

LEASE	5-year lease from 4th June 2025
EXPIRY	3rd June 2030
UNEXPIRED LEASE TERM	3.59 years
RENT	£75,000 per annum
RENT REVIEW	n/a
REPAIR	Effectively FRI, subject to a schedule of condition

PROPOSAL · OFFERS IN EXCESS OF

£850,000

Eight Hundred and Fifty Thousand Pounds · subject to contract and exclusive of VAT

8.36% NET INITIAL YIELD

TENURE

Long leasehold. 125 years from 12th March 1985; c. 83 years unexpired; ground rent £10 per annum.

VAT

The properties are elected for VAT; it is anticipated the sale will be dealt with as a TOGC.

EPC

Available on request.

DATA ROOM

Available – please get in touch.

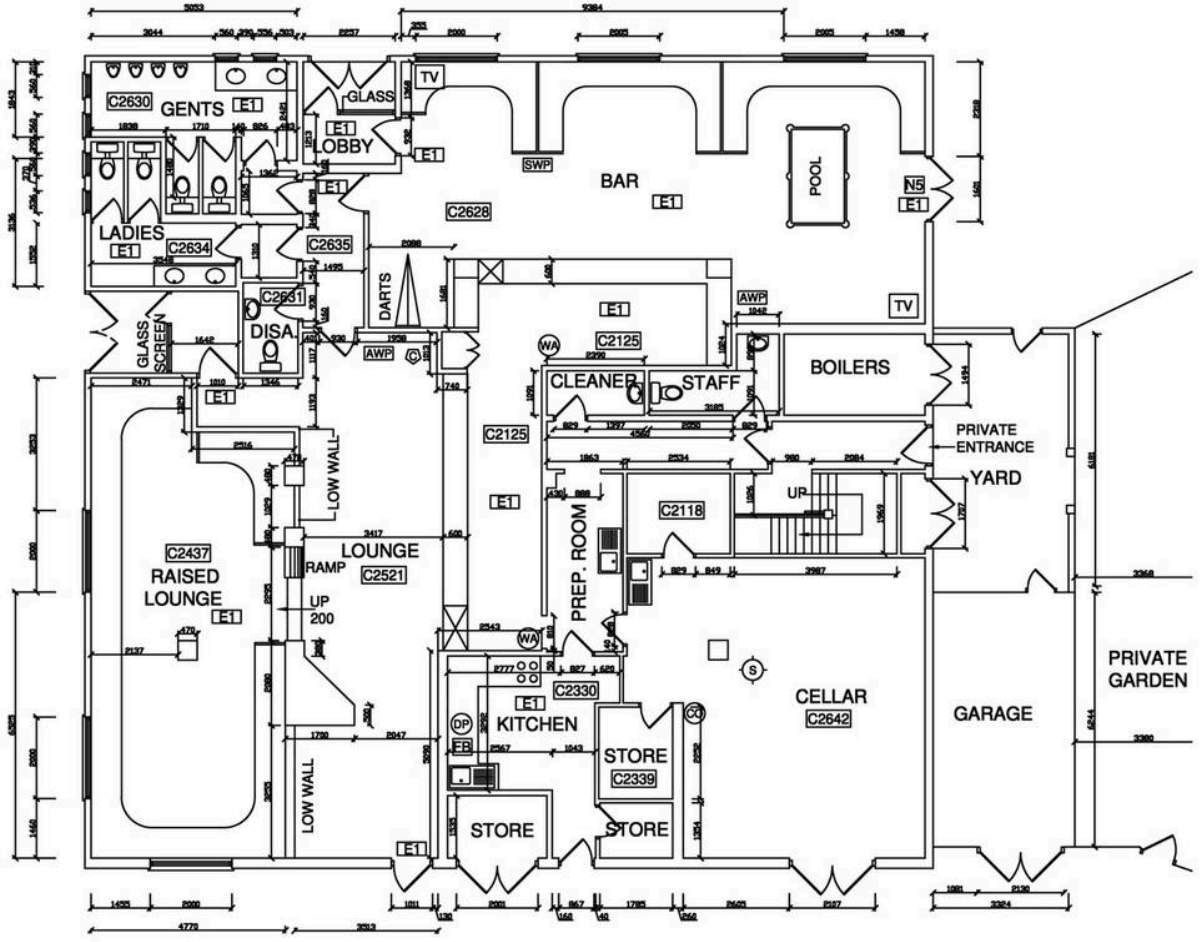


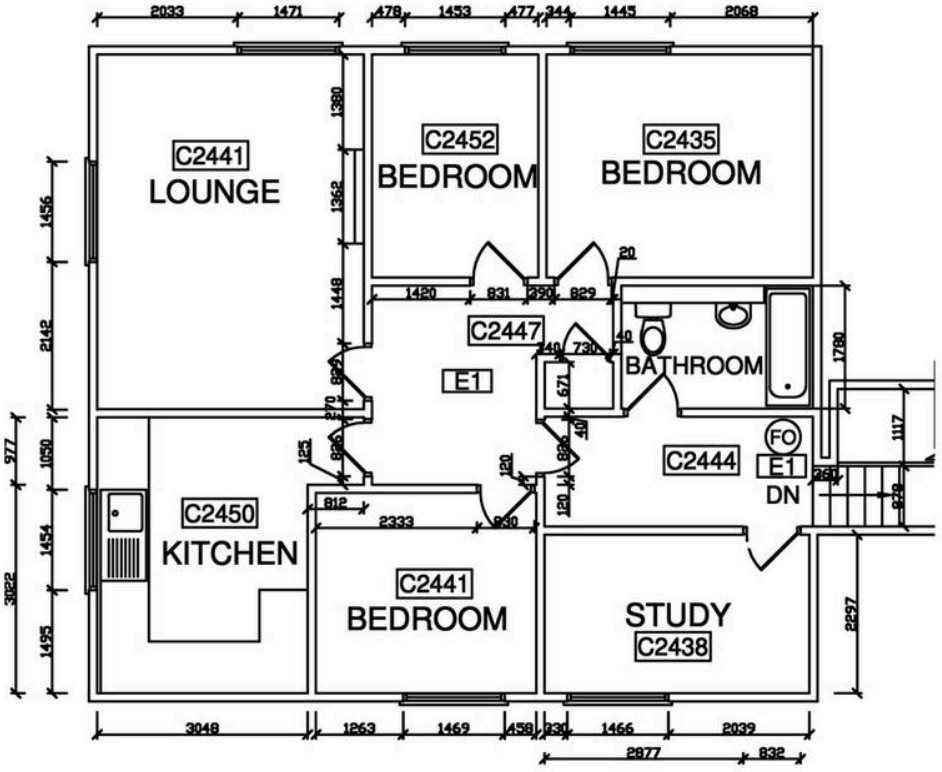









C2630
GENTS
E1
GLASS
TV
LOBBY
SWP
BAR
POOL
N5
C2628
LADIES
C2634
C2635
C2631
DISA.
DARTS
GLASS SCREEN
AWP
WA
C2125
CLEANER
STAFF
BOILERS
PRIVATE ENTRANCE
YARD
LOW WALL
C2437
RAISED LOUNGE
RAMP
C2521
LOUNGE
UP 200
C2118
UP
PREP. ROOM
CELLAR
C2642
PRIVATE GARDEN
GARAGE
C2330
KITCHEN
DP
FB
STORE
C2339
STORE
STORE


C2441
LOUNGE
C2452
BEDROOM
C2435
BEDROOM
C2447
BATHROOM
E1
C2444
FO
DN
C2450
KITCHEN
C2441
BEDROOM
STUDY
C2438

KING STREET REAL ESTATE

PUBLIC HOUSE INVESTMENT FOR SALE · 04 OF 05

The Retreat Inn

Norton

WOODBURY LN, NORTON, WORCESTER, WR5 2PT

Freehold public house investment

Detached countryside pub and restaurant with a substantial beer garden and large car park

Let on a 10-year lease from 6th June 2025, expiring 5th June 2035 (unexpired lease term 8.59 years)

Rent of £48,050 per annum, effectively FRI subject to a schedule of condition

Rent review due 6th June 2030

Interconnected lounge and dining areas around a central bar



QUOTING PRICE · OFFERS IN EXCESS OF

£525,000

Five Hundred and Twenty-Five Thousand Pounds · subject to contract and exclusive of VAT

8.73% NET INITIAL YIELD

Description

A detached countryside public house and restaurant occupying a well positioned corner of Woodbury Lane, within the village of Norton to the southeast of Worcester city centre.

The property is traditionally constructed beneath pitched roofs with a combination of rendered and brick elevations.

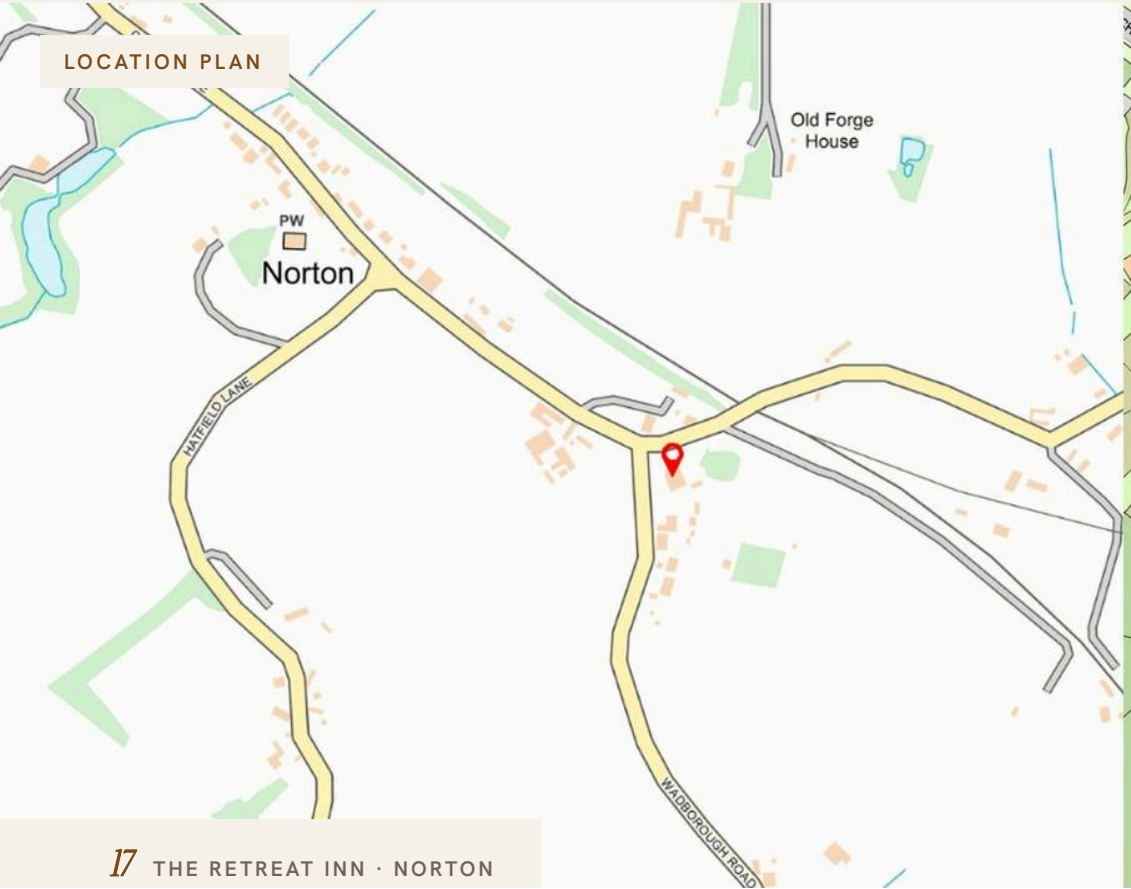
Externally, there is a substantial beer garden and seating, together with a large customer car park. Internally, the space is arranged as interconnected lounge and dining areas around a central bar operation.

Location

Well positioned corner of Woodbury Lane, within the village of Norton to the southeast of Worcester city centre.

WOODBURY LN, NORTON, WORCESTER, WR5 2PT

LOCATION PLAN



INDICATIVE SITE PLAN



Tenancy & terms

LEASE	10-year lease from 6th June 2025
EXPIRY	5th June 2035
UNEXPIRED LEASE TERM	8.59 years
RENT	£48,050 per annum
RENT REVIEW	6th June 2030
REPAIR	Effectively FRI, subject to a schedule of condition

PROPOSAL · OFFERS IN EXCESS OF

£525,000

Five Hundred and Twenty-Five Thousand Pounds · subject to contract and exclusive of VAT

8.73% NET INITIAL YIELD

TENURE

Freehold.

VAT

The properties are elected for VAT; it is anticipated the sale will be dealt with as a TOGC.

EPC

Available on request.

DATA ROOM

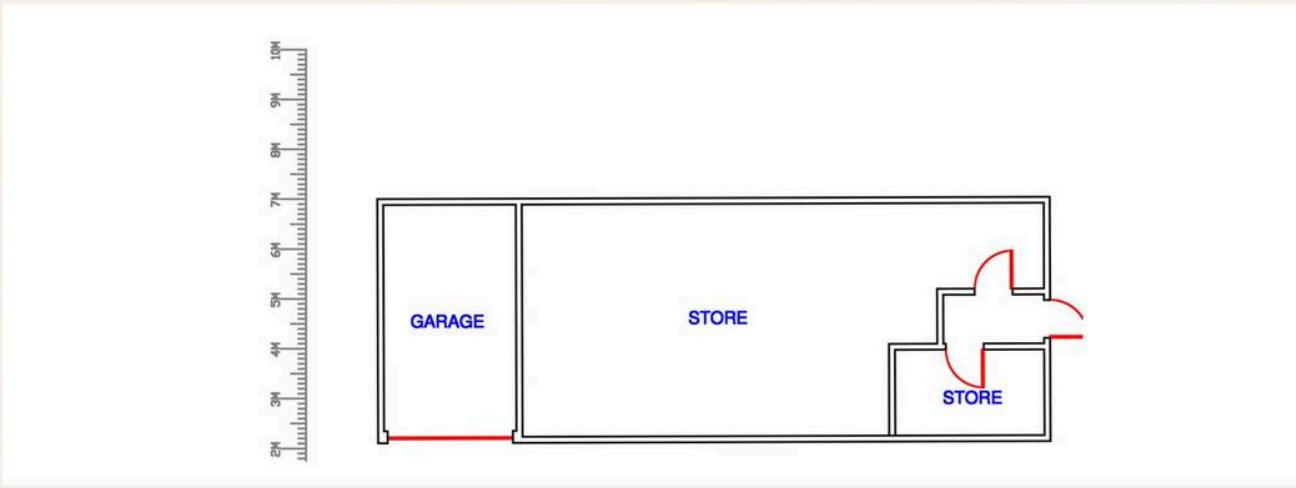
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THE
RETREAT

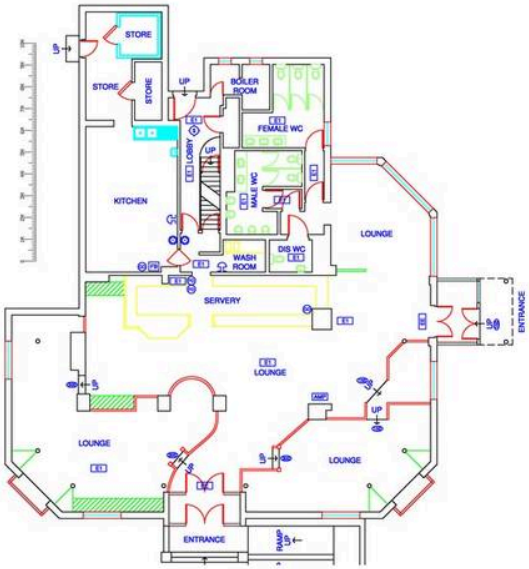


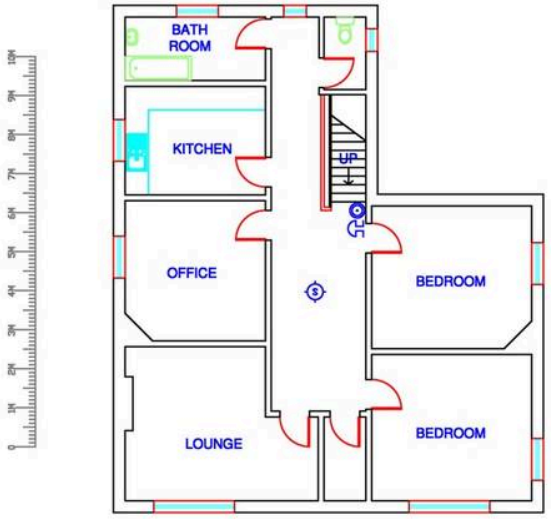



THE
RETREAT


GARAGE
STORE
STORE




STORE
STORE
STORE
UP
BOILER ROOM
FEMALE WC
LOBBY
UP
MALE WC
KITCHEN
LOUNGE
WASH ROOM
DIS WC
SERVERY
ENTRANCE
LOUNGE
RAMP
UP
LOUNGE
LOUNGE
ENTRANCE
RAMP


BATH ROOM
KITCHEN
UP
OFFICE
BEDROOM
LOUNGE
BEDROOM

KING STREET REAL ESTATE

PUBLIC HOUSE INVESTMENT FOR SALE · 05 OF 05

The Dixie Arms Hotel

Market Bosworth

6 MAIN ST, MARKET BOSWORTH, NUNEATON, CV13 0JW

Freehold public house and hotel investment

Characterful terraced period building in the centre of historic Market Bosworth

Let on a 7-year lease from 15th May 2023, expiring 14th May 2030 (unexpired lease term 3.53 years)

Rent of £54,300 per annum, effectively FRI subject to a schedule of condition

Rent review due 15th May 2028

Traditional bar and Italian themed restaurant with exposed beams



QUOTING PRICE · OFFERS IN EXCESS OF

£550,000

Five Hundred and Fifty Thousand Pounds · subject to contract and exclusive of VAT

9.41% NET INITIAL YIELD

Description

A characterful terraced village public house and hotel occupying a central position on Main Street, within the historic market town of Market Bosworth. A popular Leicestershire market town benefiting from regular visitor and tourist activity.

The property comprises an attractive period building of traditional construction with heritage-style elevations.

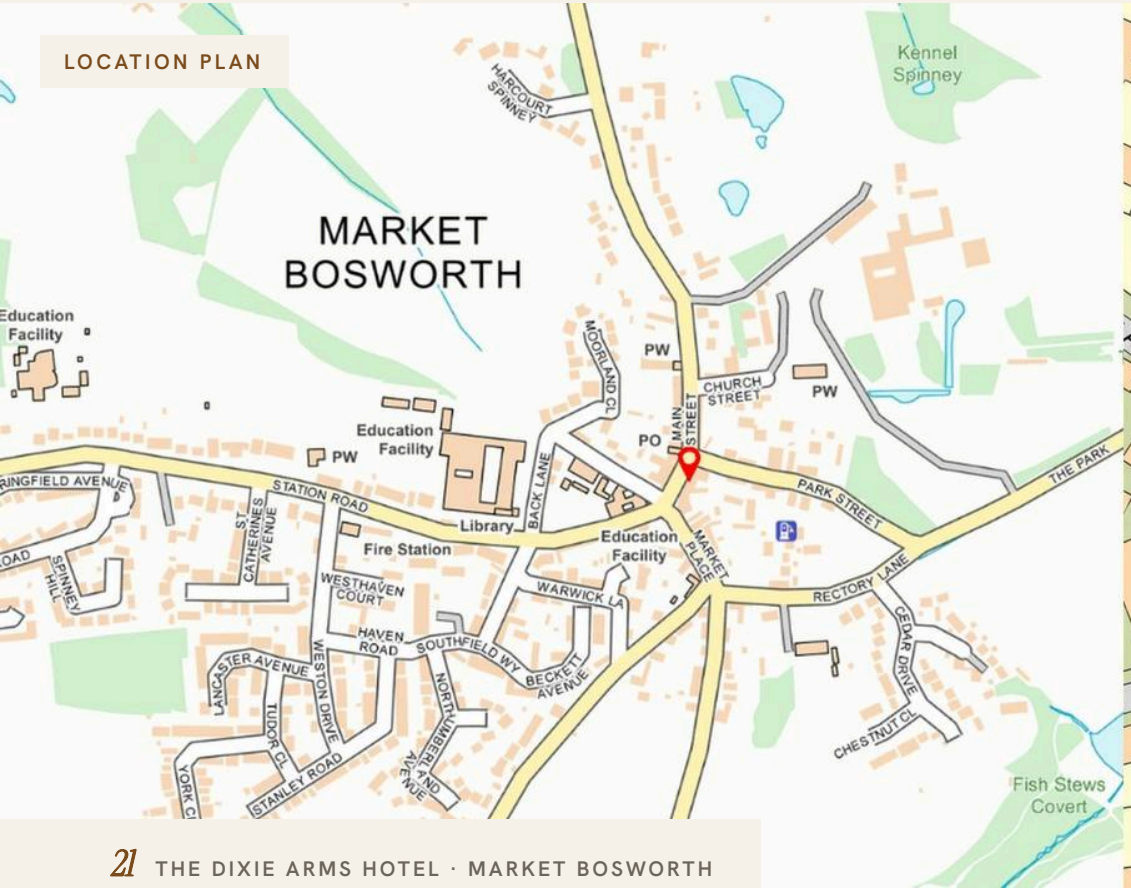
Externally, the premises benefit from customer parking together with external seating and beer garden. Internally, the accommodation provides a traditional bar and Italian themed restaurant, incorporating exposed beams and classic pub features.

Location

Central position on Main Street within the historic Leicestershire market town of Market Bosworth, which benefits from regular visitor and tourist activity.

6 MAIN ST, MARKET BOSWORTH, NUNEATON, CV13 0JW

LOCATION PLAN



INDICATIVE SITE PLAN



Tenancy & terms

LEASE	7-year lease from 15th May 2023
EXPIRY	14th May 2030
UNEXPIRED LEASE TERM	3.53 years
RENT	£54,300 per annum
RENT REVIEW	15th May 2028
REPAIR	Effectively FRI, subject to a schedule of condition

PROPOSAL · OFFERS IN EXCESS OF

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TENURE

Freehold.

VAT

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EPC

Available on request.

DATA ROOM

Available – please get in touch.

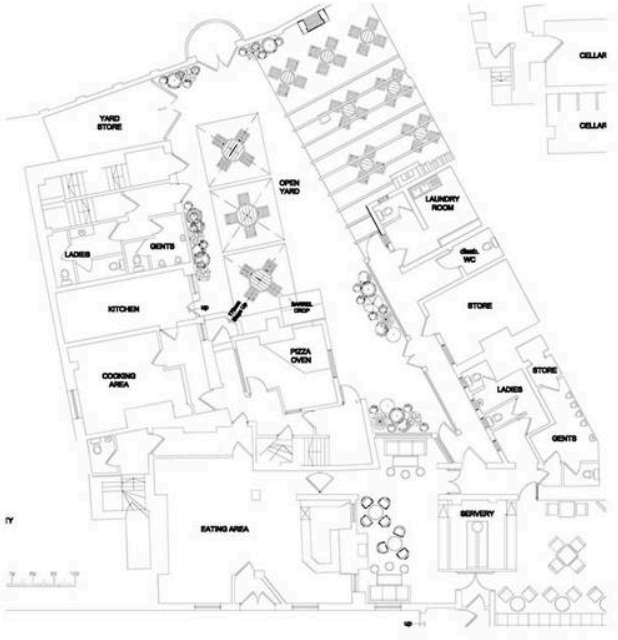

HE DIXIE ARMS HOTEL

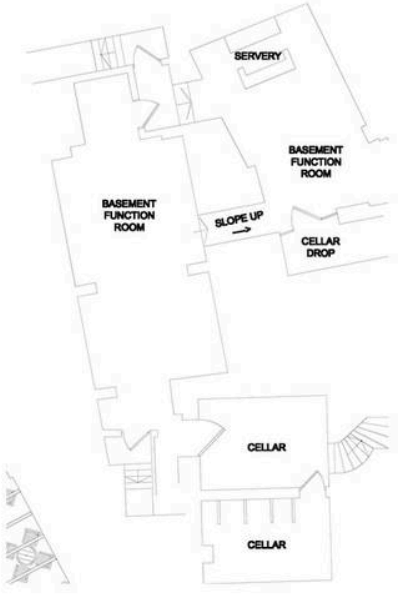


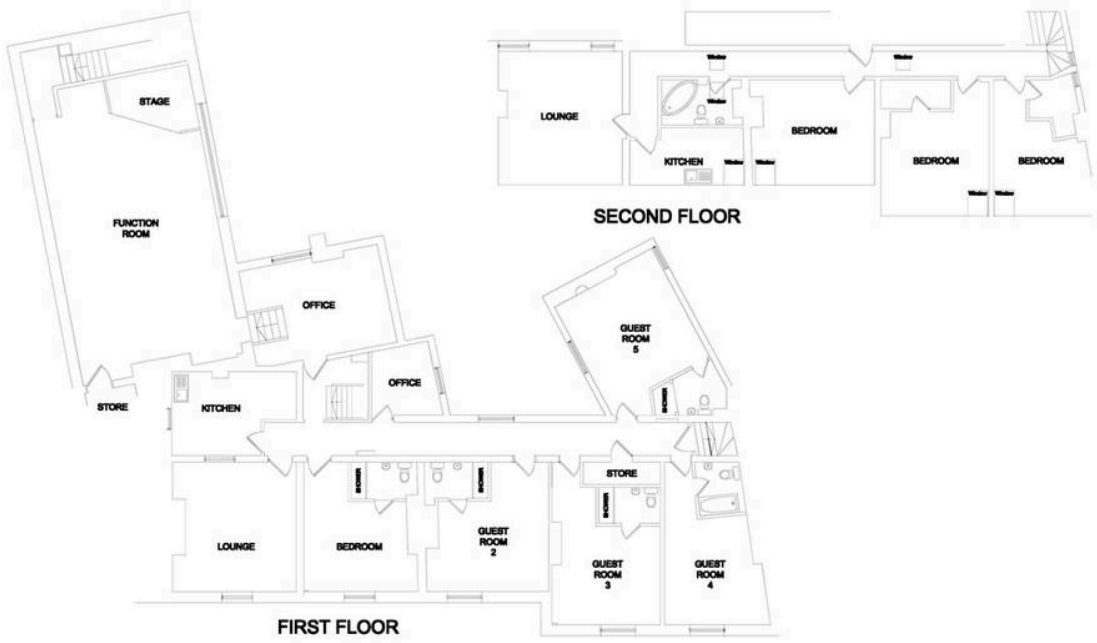



ARMS HOTEL




CELLAR
CELLAR
YARD STORE
OPEN YARD
LAUNDRY ROOM
LADIES
GENTS
Wash WC
KITCHEN
BARREL DROP
STORE
PIZZA OVEN
COOKING AREA
STORE
LADIES
GENTS
SERVERY
EATING AREA


SERVERY
BASEMENT FUNCTION ROOM
BASEMENT FUNCTION ROOM
SLOPE UP
CELLAR DROP
CELLAR
CELLAR


STAGE
FUNCTION ROOM
OFFICE
OFFICE
STORE
KITCHEN
GUEST ROOM 5
STORE
LOUNGE
BEDROOM
GUEST ROOM 2
GUEST ROOM 3
GUEST ROOM 4
FIRST FLOOR
LOUNGE
KITCHEN
BEDROOM
BEDROOM
BEDROOM
SECOND FLOOR

Pricing & contact

	PUBLIC HOUSE	QUOTING PRICE	NIY	RENT PA
01	The Talbot	**£850,000**	9.14%	£82,000
02	The Inn on the Furlong	**£775,000**	9.97%	£81,500
03	The Tiltyard	**£850,000**	8.36%	£75,000
04	The Retreat Inn	**£525,000**	8.73%	£48,050
05	The Dixie Arms Hotel	**£550,000**	9.41%	£54,300
	Portfolio	**£3,550,000**	**9.02%**	**£340,850**

Subject to contract and exclusive of VAT.

Toby Moule

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M: 07527 590 779

E: toby@kingstreet-re.com

Darren Moorhouse

DD: 0161 850 0497

M: 07778 159922

E: darren@kingstreet-re.com

ANTI-MONEY LAUNDERING

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.

MISREPRESENTATION ACT 1967

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