

# CORNER HOUSE

HOLLOW WAY, WOOD FARM, OXFORD, OX3 7JF

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE





THE CORNER HOUSE

VACANCIES  
Bar Staff



What's  
Pool  
Must Drink

What's  
Pool  
Must Drink

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- The entire property is let to Marston's PLC Limited, which owns and operates 1,328 pubs
- Property arranged over two levels extending to 4,243 Sq Ft (394 Sq M)
- Topped-up rent of £50,384 p.a.
- The lease expires in Nov-2031
- A rare opportunity to acquire a freehold pub investment in Oxford
- We are seeking offers in excess of £707,500 (£167/SQ FT) reflecting a NIY of 6.76%
- Business unaffected by sale

## LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



PANORAMIC 360 VIDEO



## LOCATION

Oxford is a historic city located approximately 60 miles north west of London. The Corner House is situated around 2 miles east of Oxford city centre in the residential suburb of Wood Farm, fronting Hollow Way, a main route providing direct access into the city centre.

## DESCRIPTION

The property comprises the basement, ground and first floors of a two-storey detached building, together with a single-storey extension, with painted elevations beneath a pitched roof.

The property has an approximate site area of 0.124 of an acre.

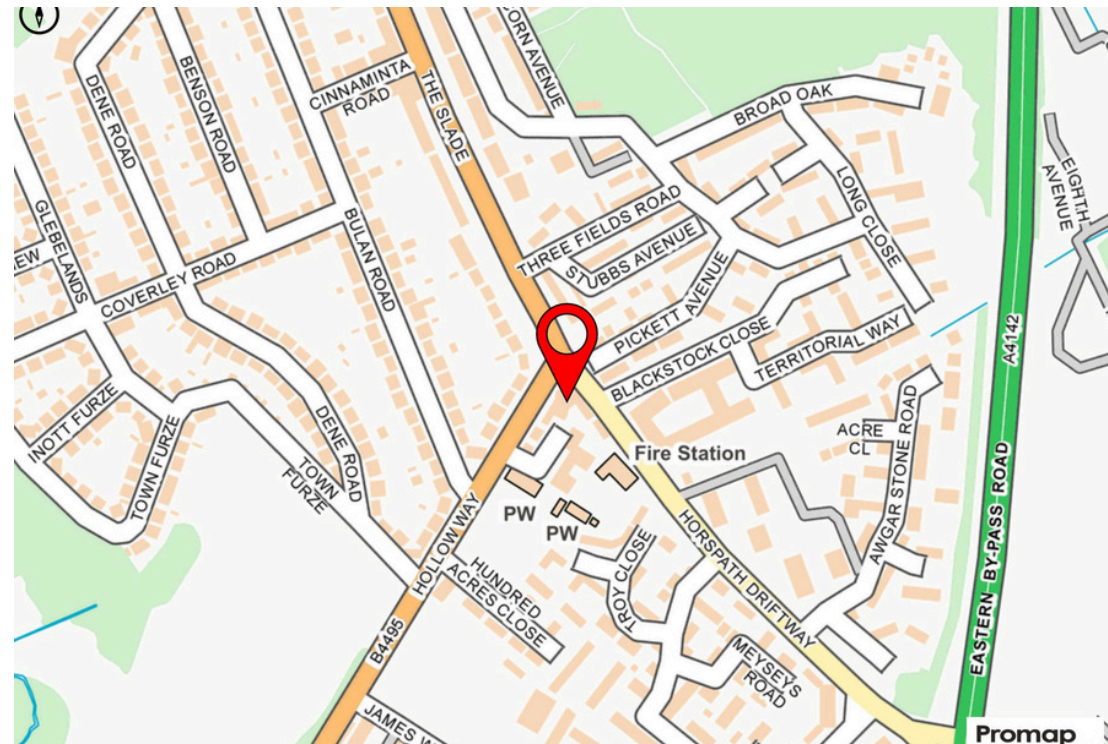
## ACCOMMODATION

**Ground Floor** The ground floor trading area comprises a central bar servery, with a main bar area, pool area and a separate trading area, providing seating for approximately 74 customers. Ancillary accommodation includes two sets of customer WCs and a commercial trade kitchen.

**First Floor** The first floor provides four bedrooms, together with a kitchen, dining room, lounge, office and bathroom. There is also a roof terrace.

**Basement** The basement comprises a beer cellar together with additional storage rooms.

**Externally** Externally there is customer trade areas to the front of the public house with seating on loose tables and chairs for approximately 70 customers. there is two car parking spaces.





MARSTON'S  
THE  
CORNER  
HOUSE

GREAT CASK  
ALES  
LIVE SPORT  
BEER  
GARDEN

STUDENTS  
GET 20% OFF

P  
Parking past  
this point  
Mon - Fri  
9 am - 5 pm  
Permit holders LV  
or  
2 hours  
No return  
within 2 hours

THE CORNER HOUSE

## PLANNING

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The property is not listed and is not situated within a Conservation Area.

## RATEABLE VALUE

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£15,000.

## EPC

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D - 100.

## TENURE

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The Property is held freehold (Tile Number ON157548), subject to and with the benefit of an Occupational Lease to Marston's Plc (Company Number 00031461).

## TENANCY

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The property is let to Marston's Plc on a fully repairing and insuring lease, subject to a schedule of condition, for a term expiring on 22nd November 2031. The lease is drawn within the Security of Tenure provisions of the Landlord & Tenant Act 1954.

The passing rent of £43,473 p.a. The lease is subject to an upward-only rent review on 23rd November 2026, in line with RPI, with a collar of 1% and a cap of 3%. The rent will be "topped-up" to £50,385 p.a. in line with the RPI provisions.



## COVENANT

Marston's Plc (Company Number 00031461), established in 1834, is one of the UK's most established operators of pubs, restaurants and hotels, with 1,328 sites, of which 83% are owned freehold (29 March 2025). Marston's is listed on the FTSE250 with a market capitalisation of £358.39 million (11 March 2026).

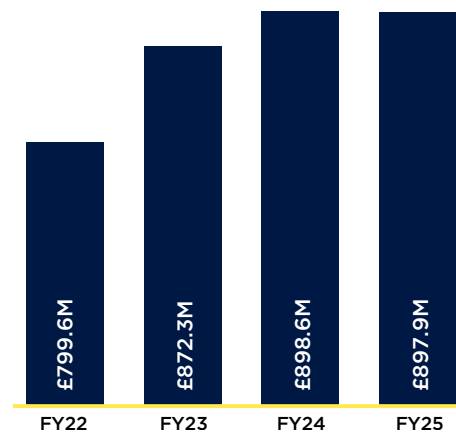
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

INCANS Score	91/100
Bond Default Risk	BBB+
Dun & Bradstreet Rating	5A 1

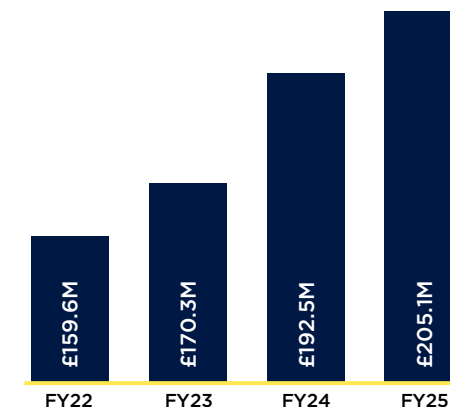
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

\*Results from continuing operations

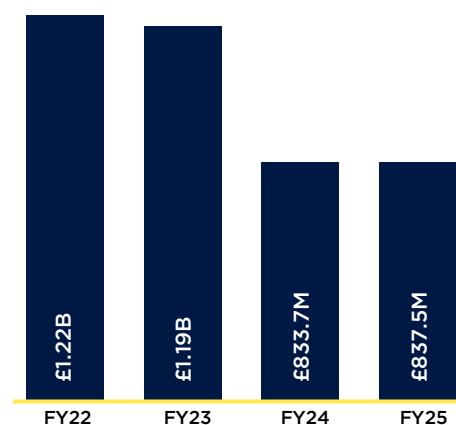
### TURNOVER



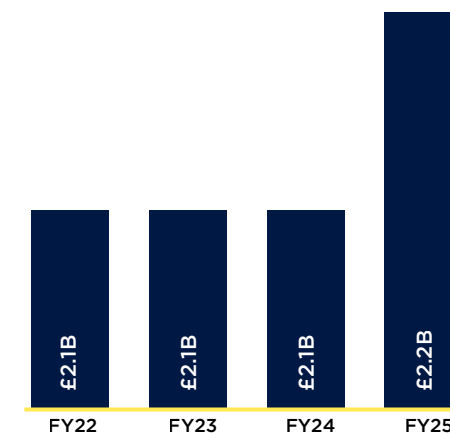
### UNDERLYING EBITDA\*



### NET DEBT (EXCLUDING IFRS 16)



### PROPERTY VALUATION



## TERMS

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We are instructed to invite offers in excess of £707,500 (£167/SQ FT) which reflects a Net Initial Yield of 6.76% after deducting the usual purchasers costs.

The business will continue to trade unaffected from the premises during the marketing of the property and post completion of the sale.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.



# FLOORPLAN

## Corner House, Oxford

Basement gross internal area = 617 sq ft / 57 sq m  
Ground Floor external area = 2,140 sq ft / 199 sq m  
First Floor external area = 1,486 sq ft / 138 sq m  
Terrace external area = 304 sq ft / 28 sq m  
Total gross internal area = 4,243 sq ft / 394 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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## CONTACT

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