

# HARROWBY ARMS

FORD HOUSES, WOLVERHAMPTON, WV10 6RQ

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE





THE HARROWBY ARMS

WELCOME TO

The HARROWBY Arms

- PURVEYORS OF -

Quality Beers, Wines & Spirits

- LIVE ENTERTAINMENT -



## 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 7,111 Sq Ft (661 Sq M)
- Topped-up rent of £50,385 p.a
- The lease expires in Nov-2031
- A rare opportunity to acquire a freehold pub investment just outside Wolverhampton City Centre
- We are seeking offers in excess of £685,000 (£96/SQ FT) reflecting a NIY of 6.99%
- Business unaffected by sale

## LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



PANORAMIC 360 VIDEO



## LOCATION

Wolverhampton is located approximately 6 miles west of Walsall and 13 miles north west of Birmingham City Centre. The Harrowby Arms is located approximately 3 miles north of Wolverhampton City Centre.

## DESCRIPTION

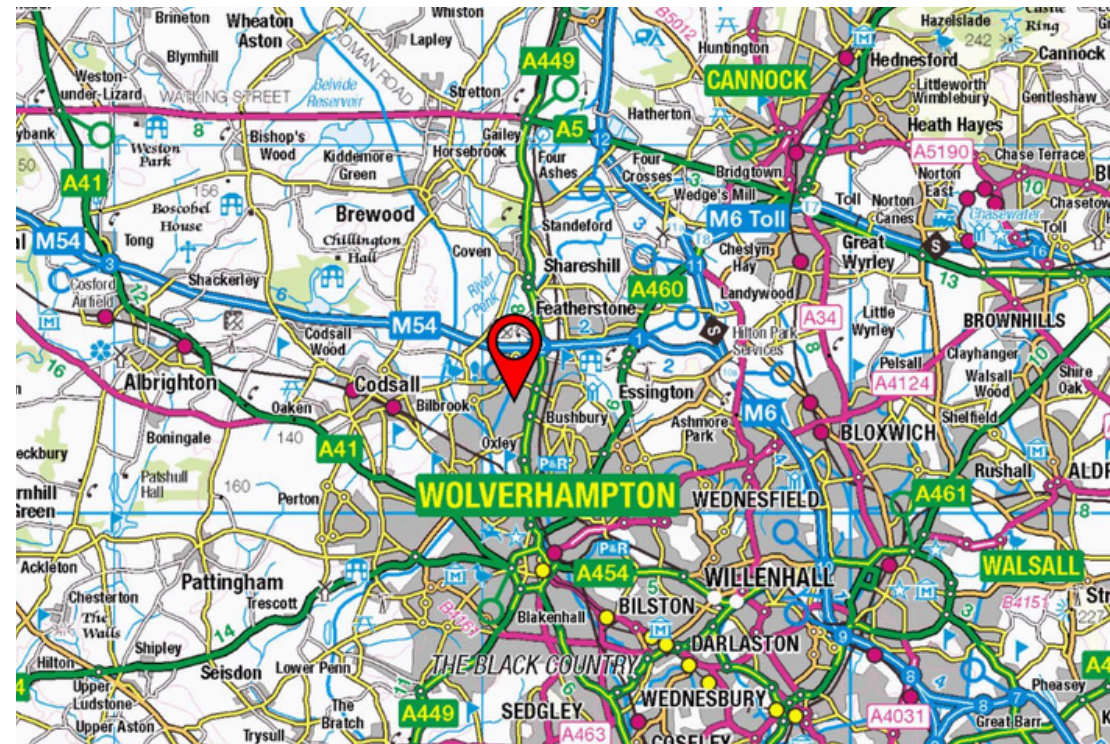
The property comprises the basement, ground and first floors of a two storey detached building with painted front and side elevations beneath a pitched tile roof.

The property has an approximate site area of 0.59 of an acre.



## ACCOMMODATION

- Basement** The basement provides cellar and stores.
- Ground Floor** The ground floor provides two separate trading areas which are served by a central bar servery both with seating on loose tables, chairs and benches seating for 122 customers. Ancillary areas include a disabled and customer WC's, commercial kitchen and stores located to the rear.
- First Floor** The first floor provides manager's accommodation is also located on the first floor which comprises three bedrooms, lounge, kitchen and a bathroom.
- Externally** Externally there is customer trade area to the front of the property with seating on loose benches for approximately 54 customers and car parking for 30 vehicles.





## PLANNING

---

The property is not listed and is not situated within a conservation area.

## RATEABLE VALUE

---

£18,000

## EPC

---

In the course of preparation.

## TENURE

---

The Property is held freehold (Tile Number WM874055), subject to and with the benefit of an Occupational Lease to Marston's Plc (Company Number 00031461).

## TENANCY

---

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).

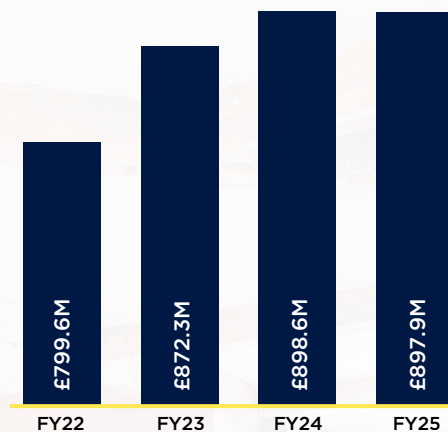
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

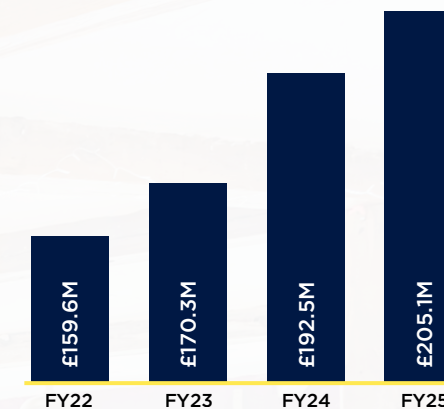
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

\*Results from continuing operations

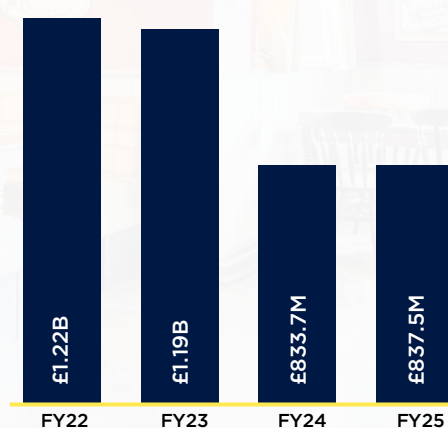
### TURNOVER



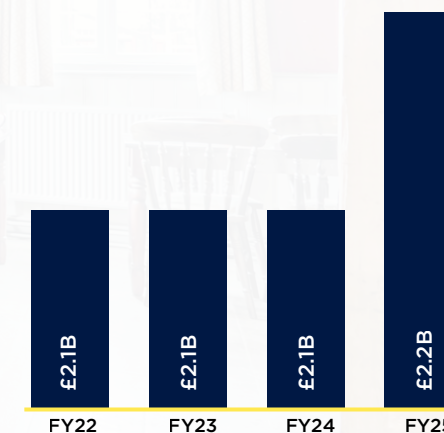
### UNDERLYING EBITDA\*



### NET DEBT (EXCLUDING IFRS 16)



### PROPERTY VALUATION



## TERMS

---

We are instructed to invite offers in excess of £685,000 (£96/SQ FT) which reflects a Net Initial Yield of 6.99% 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

---

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

---

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

## VIEWINGS

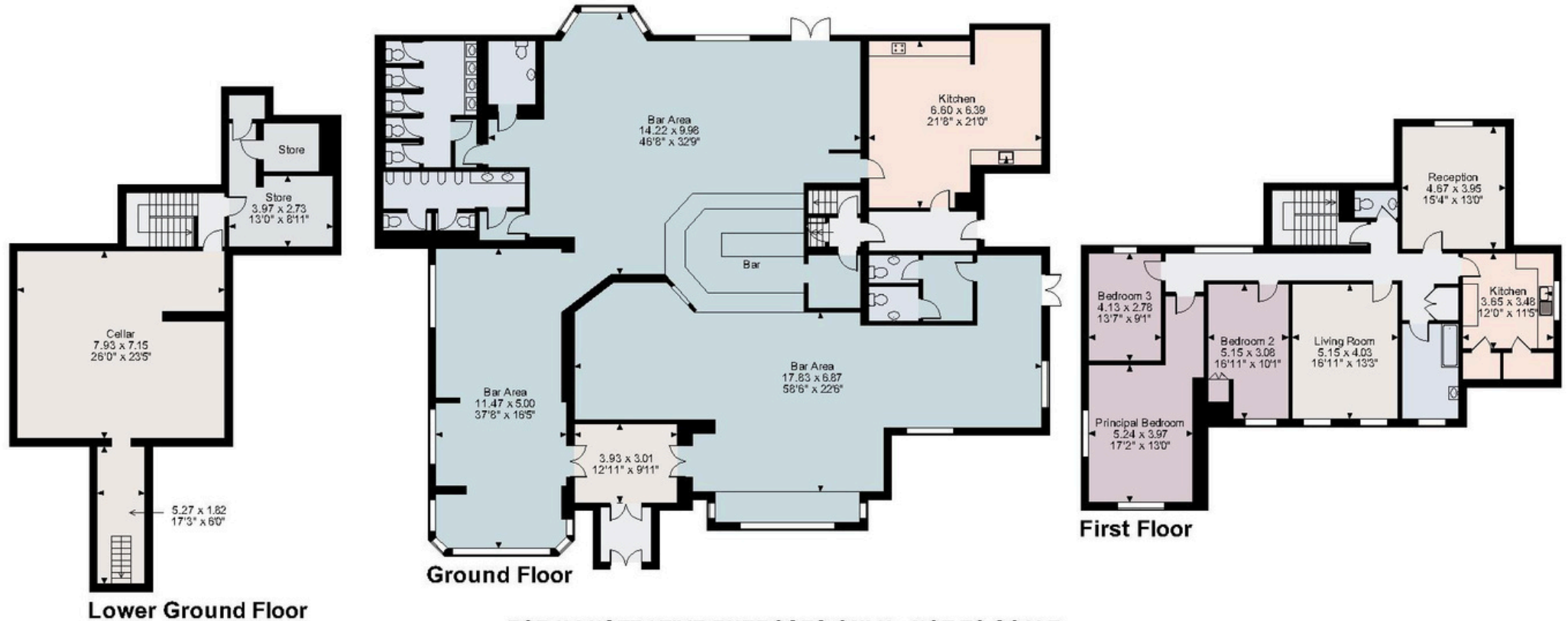
---

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

**Harrowby Arms, Wolverhampton**  
**Lower Ground Floor gross internal area = 1,021 sq ft / 95 sq m**  
**Ground Floor gross internal area = 4,468 sq ft / 415 sq m**  
**First Floor gross internal area = 1,622 sq ft / 151 sq m**  
**Total gross internal area = 7,111 sq ft / 661 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8561551/KRA

## CONTACT

**Ed Sandall**

07599 830007

ed.sandall@savills.com

**Jack Phillips**

07866 203540

jack.phillips@savills.com

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | March 2026

