

# INN ON THE GREEN

BANK FARM ROAD, SHREWSBURY, SY3 6DU

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE





Sign on the wall.



Sign on the wall.



## 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 3,312 Sq Ft (308 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 Shrewsbury
- We are seeking offers in excess of £765,000 (£231/SQ FT) reflecting a NIY of 6.25%
- Business unaffected by sale

## LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



PANORAMIC 360 VIDEO



## LOCATION

Shrewsbury town within Shropshire approximately 14 miles west of Telford and 37 miles south west of Stoke-on-Trent. The Inn on the Green is located approximately 2 miles south west of Shrewsbury town centre in the neighbourhood of Radbrook.

## DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with exposed brick elevations beneath a pitched roof.

The property has an approximate site area of 0.65 of an acre.

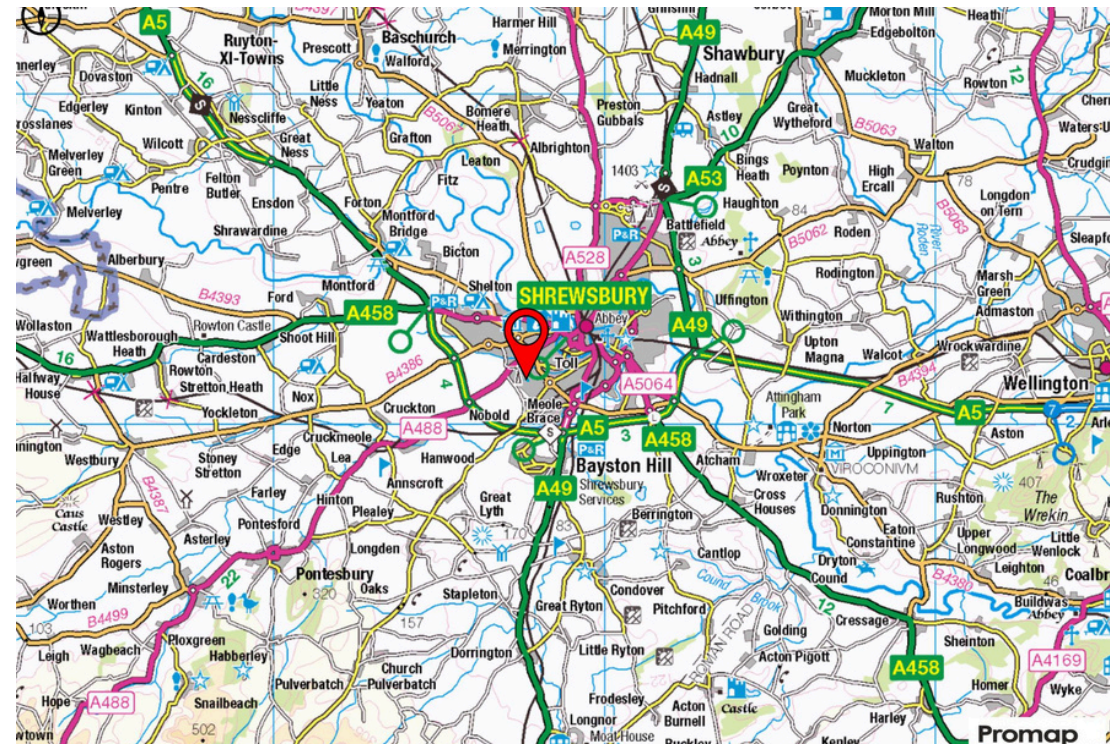


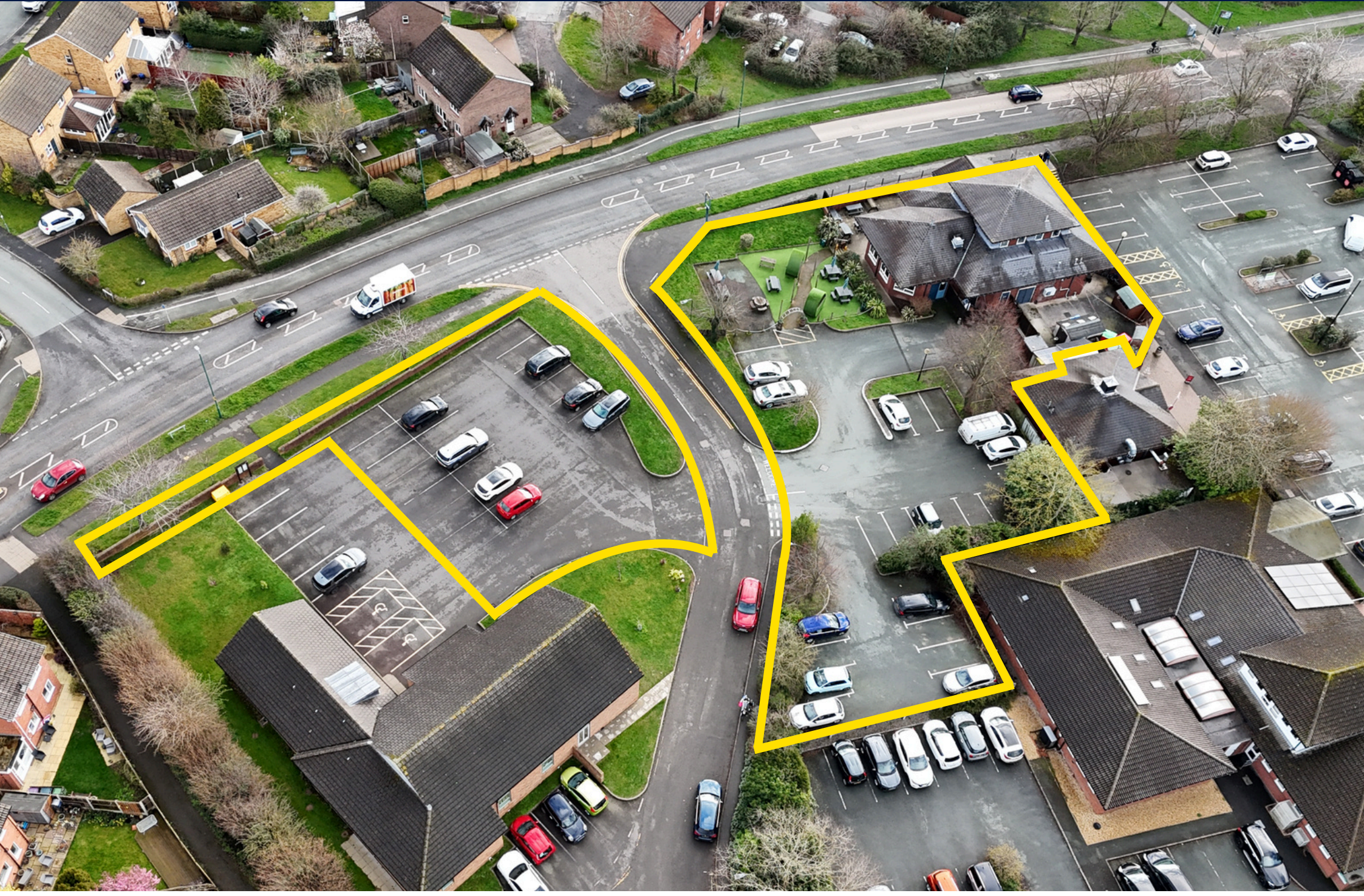
## ACCOMMODATION

**Ground Floor** The ground floor trading area comprises an open plan trading area with a central bar servery with seating on loose tables, chairs and booths for approximately 82 customers in total. Ancillary areas include a customer WC's (including disabled), commercial kitchen, beer cellar and store room.

**First Floor** The first floor provides manager's accommodation comprising of two bedrooms, kitchen, bathroom, boiler room as well as a managers office.

**Externally** Externally there is customer trade area with seating on loose benches for approximately 102 customers and two car parks for approximately 45 vehicles in total.





## PLANNING

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The property is not listed nor it is situated within a conservation area.

## RATEABLE VALUE

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£35,500.

## EPC

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C - 75.

## TENURE

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The Property is held freehold (Tile Number SL91396), 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).

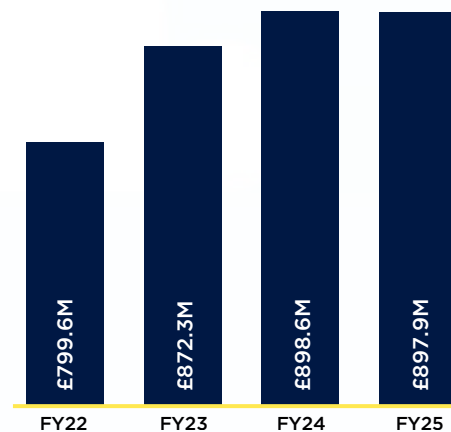
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

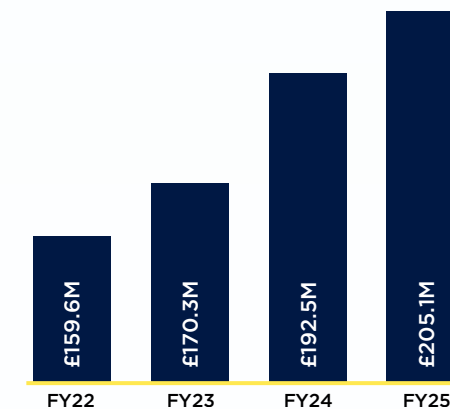
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

\*Results from continuing operations

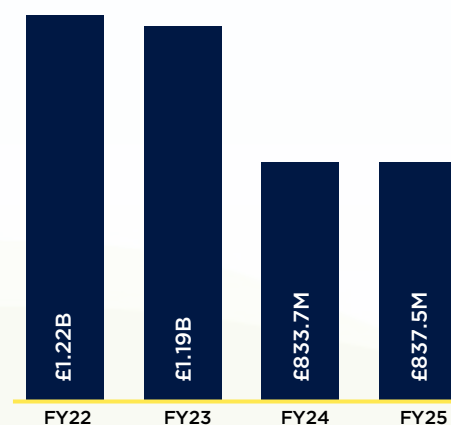
### TURNOVER



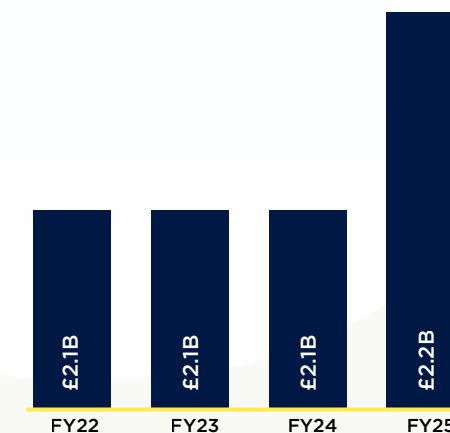
### UNDERLYING EBITDA\*



### NET DEBT (EXCLUDING IFRS 16)



### PROPERTY VALUATION



## TERMS

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We are instructed to invite offers in excess of £765,000 (£231/SQ FT) which reflects a Net Initial Yield of 6.25% 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

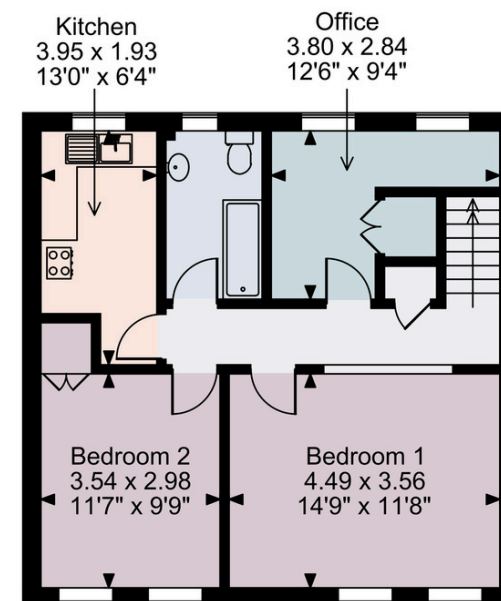
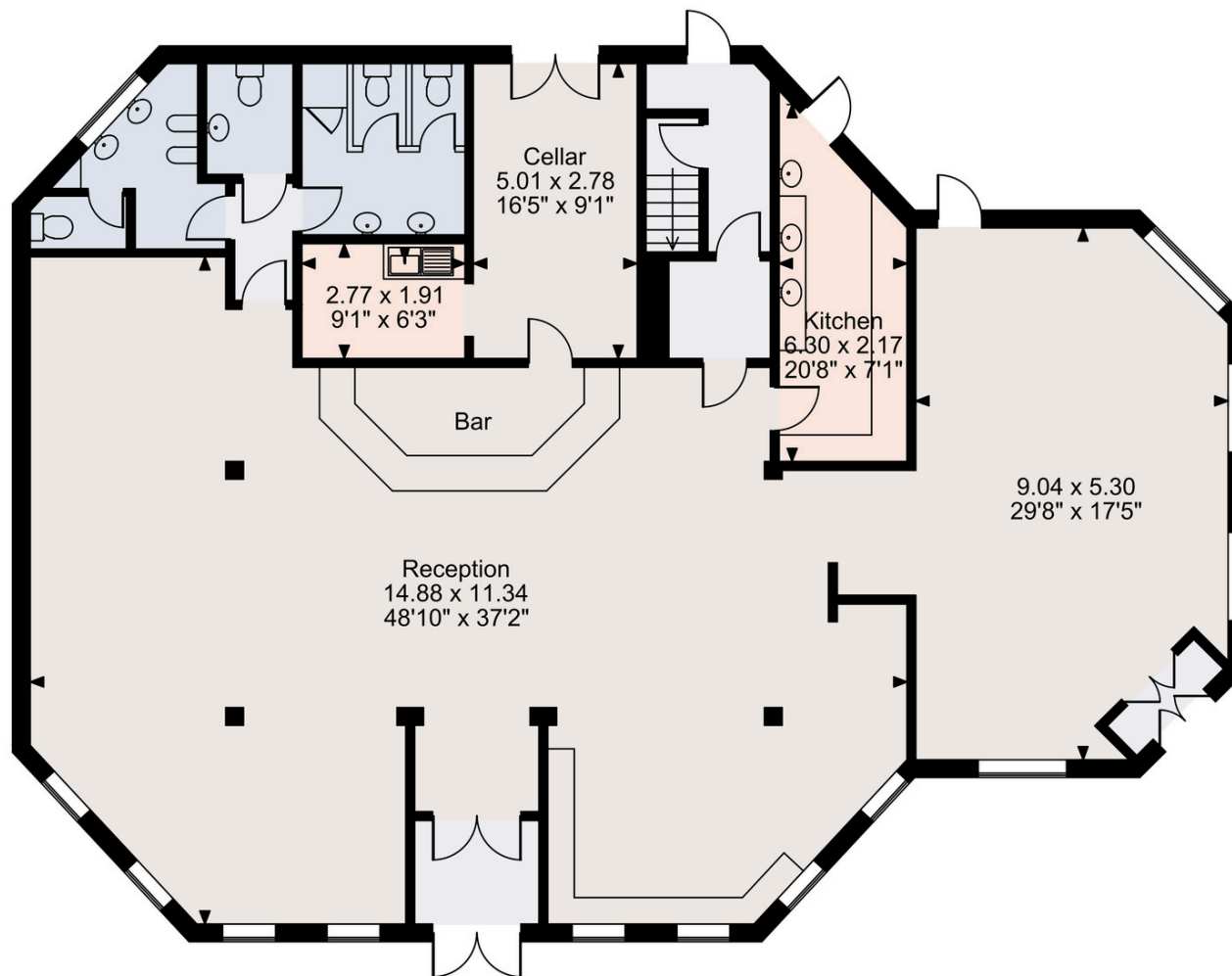
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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.



# FLOORPLAN

**Inn on the Green, Shrewsbury**  
Ground Floor gross internal area = 2,688 sq ft / 250 sq m  
First Floor gross internal area = 624 sq ft / 58 sq m  
Total gross internal area = 3,312 sq ft / 308 sq m



Ground Floor

First Floor

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

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