

LOOM & SHUTTLE

149 STOURPORT ROAD, HAWKIND, KIDDERMINSTER, DY11 7BW

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE





LOOM & SHUTTLE

GRIZZLY TRIMZ

JOHN, CARL
AND THE TEAM

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 6,181 Sq Ft (574 Sq M).
- Topped-up rent of £47,026 p.a.
- The lease expires in Nov-2031.
- A rare opportunity to acquire a freehold pub investment just outside Kidderminster
- We are seeking offers in excess of £640,000 (£104/SQ FT) reflecting a NIY of 6.99%
- Business unaffected by sale

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



PANORAMIC 360 VIDEO





PLANNING

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

RATEABLE VALUE

£27,500.

EPC

C - 66.

TENURE

The Property is held freehold (Tile Number WR84559), 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 £40,575 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 £47,026 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).

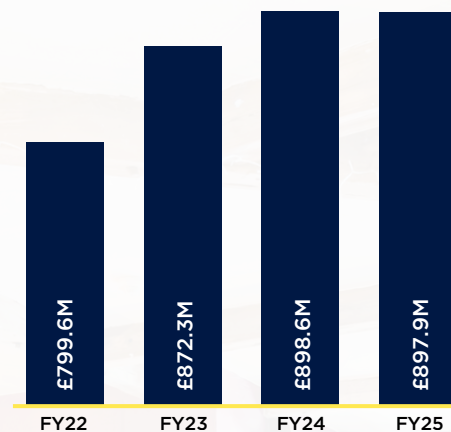
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

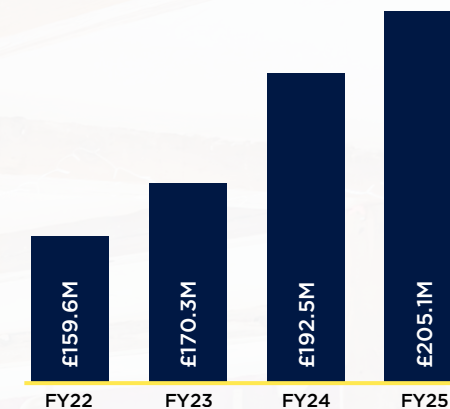
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

*Results from continuing operations

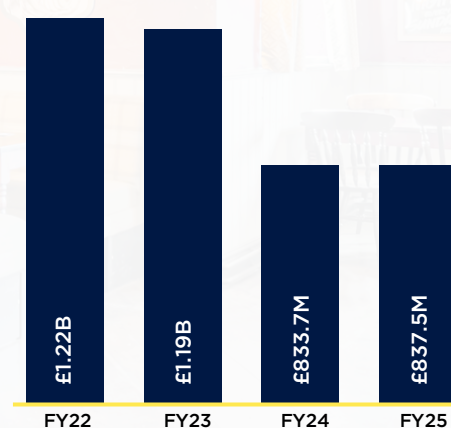
TURNOVER



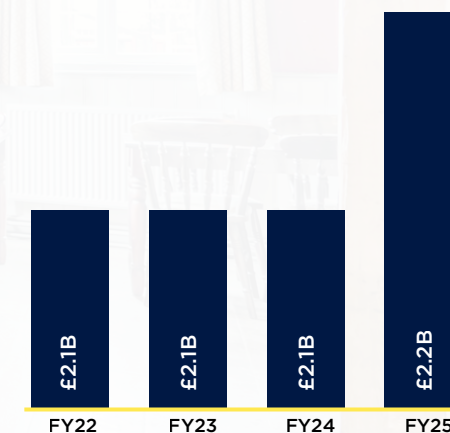
UNDERLYING EBITDA*



NET DEBT (EXCLUDING IFRS 16)



PROPERTY VALUATION



TERMS

We are instructed to invite offers in excess of £640,000 (£104/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.

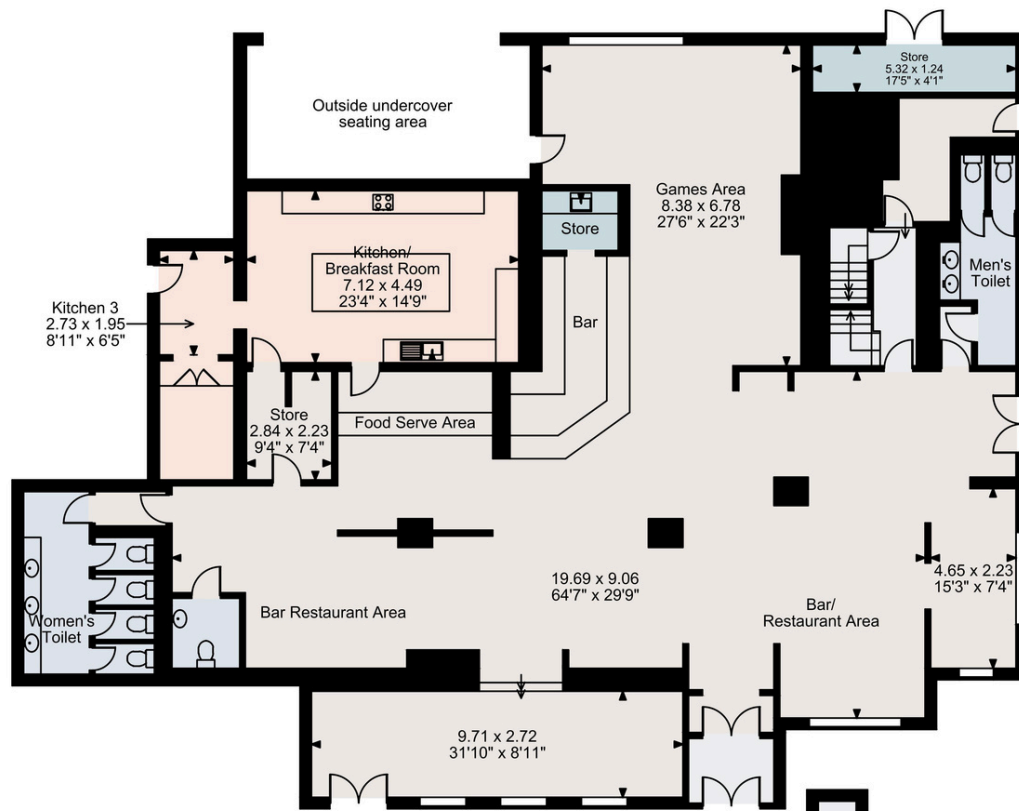
VIEWINGS

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.

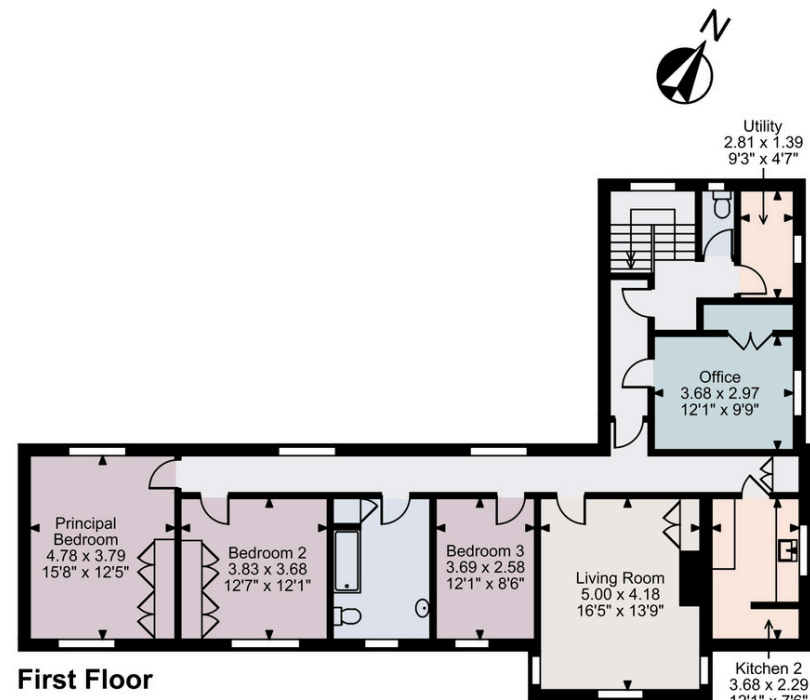


FLOORPLAN

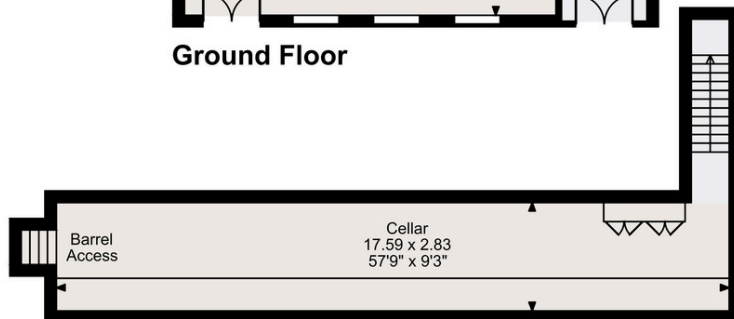
Loom & Shuttle, Kidderminster
 Cellar gross internal area = 566 sq ft / 53 sq m
 Ground Floor gross internal area = 4,159 sq ft / 386 sq m
 First Floor gross internal area = 1,456 sq ft / 135 sq m
 Total gross internal area = 6,181 sq ft / 574 sq m
 Quoted Area Excludes 'External Outside undercover seating area'



Ground Floor



First Floor



Cellar

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate on © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8681494/KRA





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