

TALBOT

87 MAIN ROAD, KEMPSEY, WR5 3JA

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE



...TIMES
...ART
...OUR
...ER
...RDEN



THE
TALBOT



PLEASE
USE THE SIDE
ENTRANCE

THE TALBOT
JOIN OUR TEAM
CHEF/COOK & BAR STAFF
FULL & PART TIME AVAILABLE - GREAT RATES OF PAY
01905 828473

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 four levels extending to 7,028 Sq Ft (653 Sq M).
- Topped-up rent of £67,180 p.a.
- The lease expires in Nov-2031.
- A rare opportunity to acquire a freehold pub investment just outside Worcester
- We are seeking offers in excess of £907,500 (£129/SQ FT) reflecting a NIY of 7.01%
- Business unaffected by sale

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



PANORAMIC 360 VIDEO



LOCATION

Kempsey is a small village located within the Malvern Hills District of Worcestershire approximately 4.1 miles south of Worcester and 11.5 miles north of Tewkesbury. The Talbot is situated fronting Kempsey Main Road which provides fast travel to the M5 via Junction 7.

DESCRIPTION

The property comprises the basement, ground, first and second floors of a three storey detached building with part painted brick elevations beneath a multi-pitched roof. The property has been extended several times to the rear to provide additional dining space.

The property has an approximate site area of 0.70 of an acre.

ACCOMMODATION

- Basement** The basement provides additional ancillary storage.
- Ground Floor** The ground floor trading area comprises a central bar servery with a main bar area, games room and dining area with seating on loose tables, chairs and booths for approximately 115 customers in total. Ancillary areas include customer WC's (including disabled), a large trade kitchen, beer cellar and storage room located to the rear.
- First Floor** The first floor provides of two separate managers flats which comprises of a large double bedroom, lounge, kitchen, three separate bathrooms with a managers office and storage room.
- Second Floor** The second floor provides further managers accommodation comprising of three double bedrooms.
- Externally** Externally there is customer trade areas to the rear and side with seating on loose tables and chairs for approximately 148 customers and car parking for 52 vehicles.





PLANNING

The property is Grade II listed and it is situated within the Kempsey Conservation Area.

RATEABLE VALUE

£29,000.

EPC

C - 69.

TENURE

The Property is held freehold (Tile Number WR81004), 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 £57,964 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 £67,180 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).

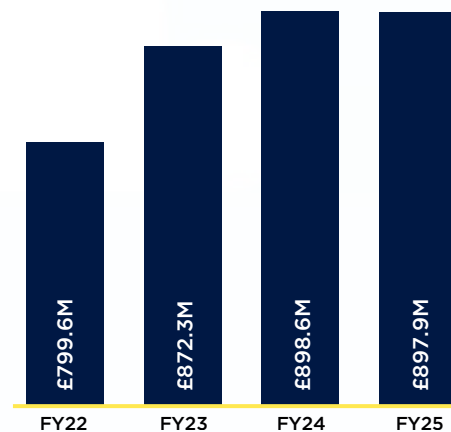
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

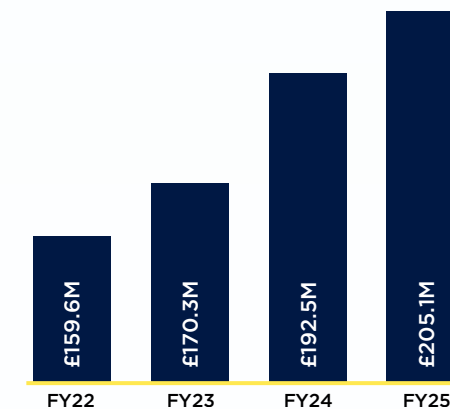
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

*Results from continuing operations

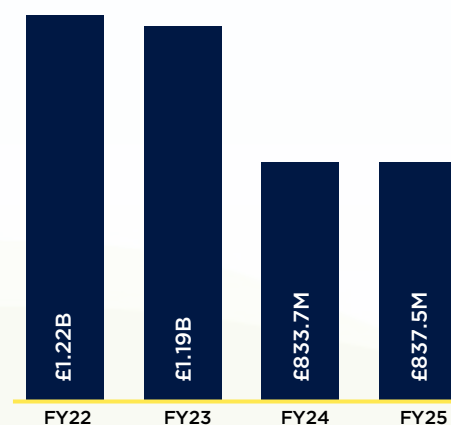
TURNOVER



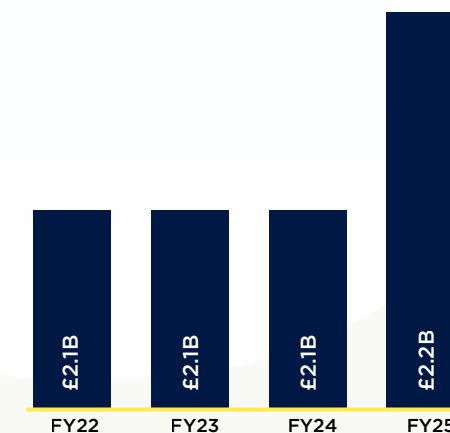
UNDERLYING EBITDA*



NET DEBT (EXCLUDING IFRS 16)



PROPERTY VALUATION



TERMS

We are instructed to invite offers in excess of £907,500 (£129/SQ FT) which reflects a Net Initial Yield of 7.01% 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

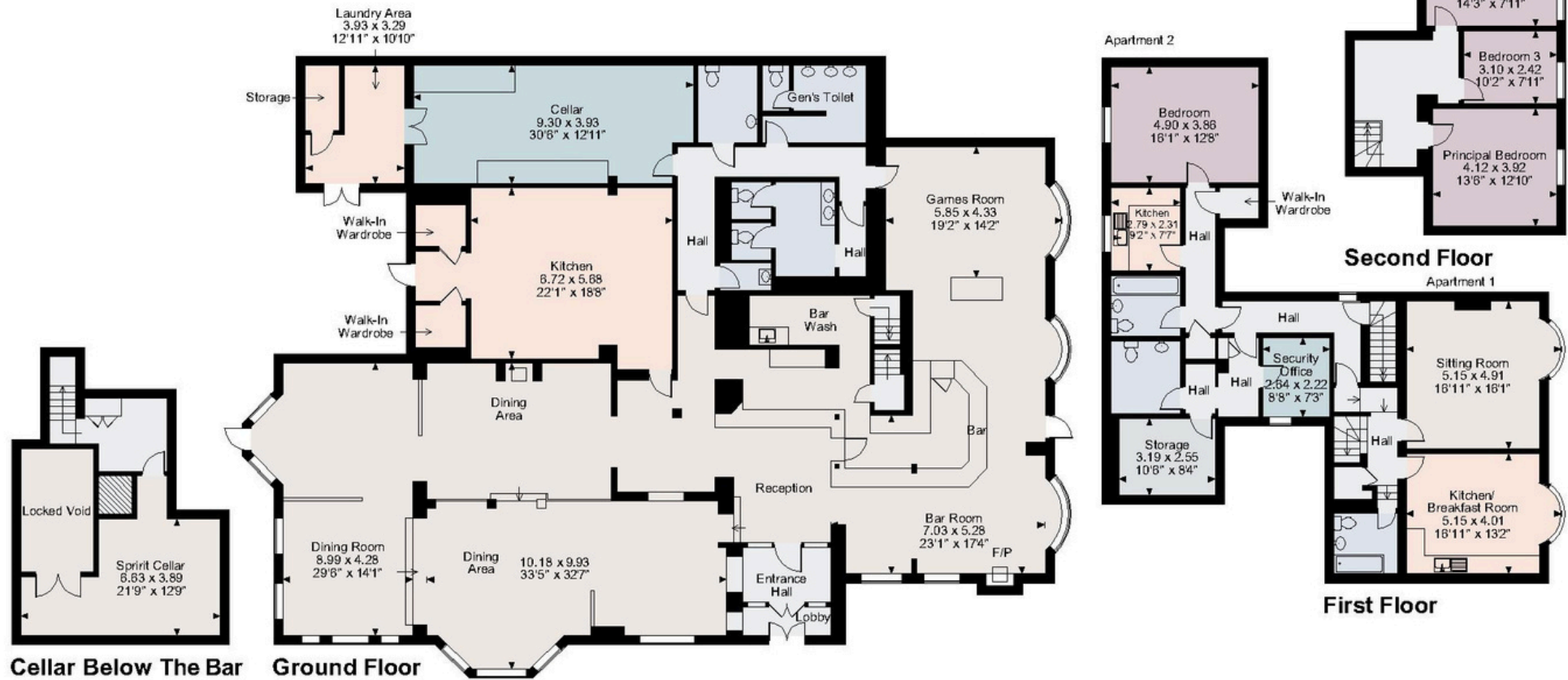
Talbot, Worcester

Main House gross internal area = 5,466 sq ft / 508 sq m

Apartment 1 gross internal area = 1,142 sq ft / 106 sq m

Apartment 2 gross internal area = 420 sq ft / 39 sq m

Total gross internal area = 7,028 sq ft / 653 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

Ed Sandall

07599 830007

ed.sandall@savills.com

Jack Phillips

07866 203540

jack.phillips@savills.com

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