

PORTOBELLO INN

BRANSFORD ROAD, WORCESTER, WR2 4EZ

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE



savills



MARSTON'S

THE PORTOBELLO

BAR

LOUNGE

THE FUNCTION ROOM
BAR &
PUB KITCHEN

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 6,586 Sq Ft (612 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 Worcester City Centre
- We are seeking offers in excess of £685,000 (£104/SQ FT) reflecting a NIY of 6.99%
- Business unaffected by sale

LINKS

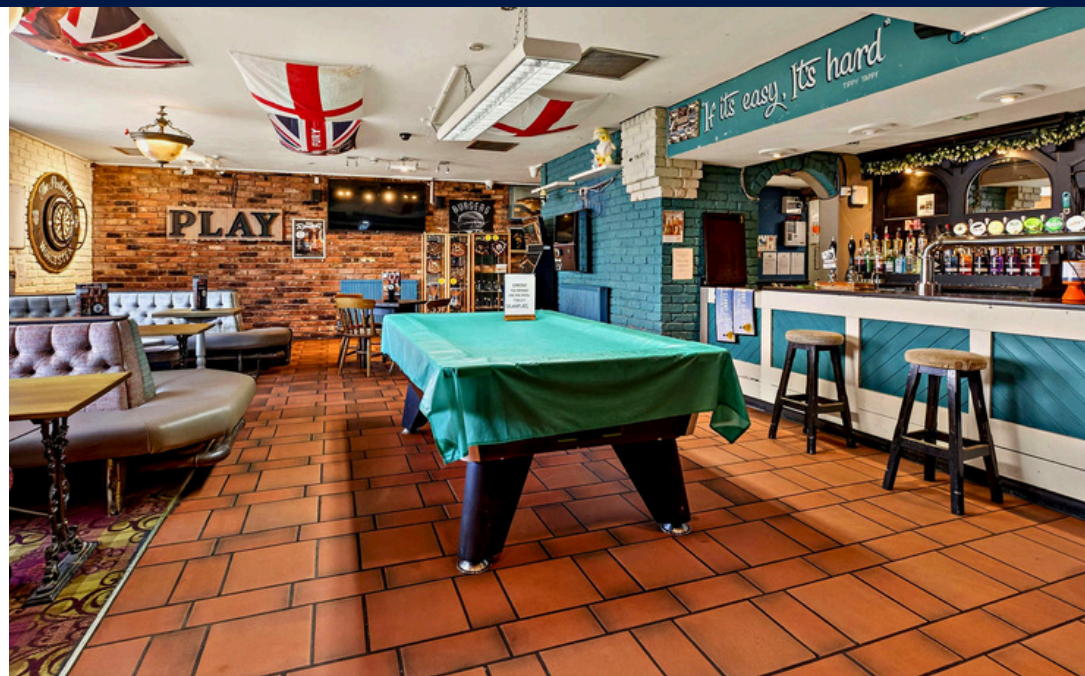
BIRDS EYE VIEW



GOOGLE STREET VIEW



PANORAMIC 360 VIDEO



LOCATION

Worcester is located approximately 24 miles north of Cheltenham and 26 miles south west of Birmingham. The Portobello Inn is located approximately 1.4 miles west of Worcester City Centre and is situated fronting Bransford Road.

DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted front and side elevations beneath a multi-pitched roof. There is a single storey extension to the rear which provides a function room.

The property has an approximate site area of 0.63 of an acre.

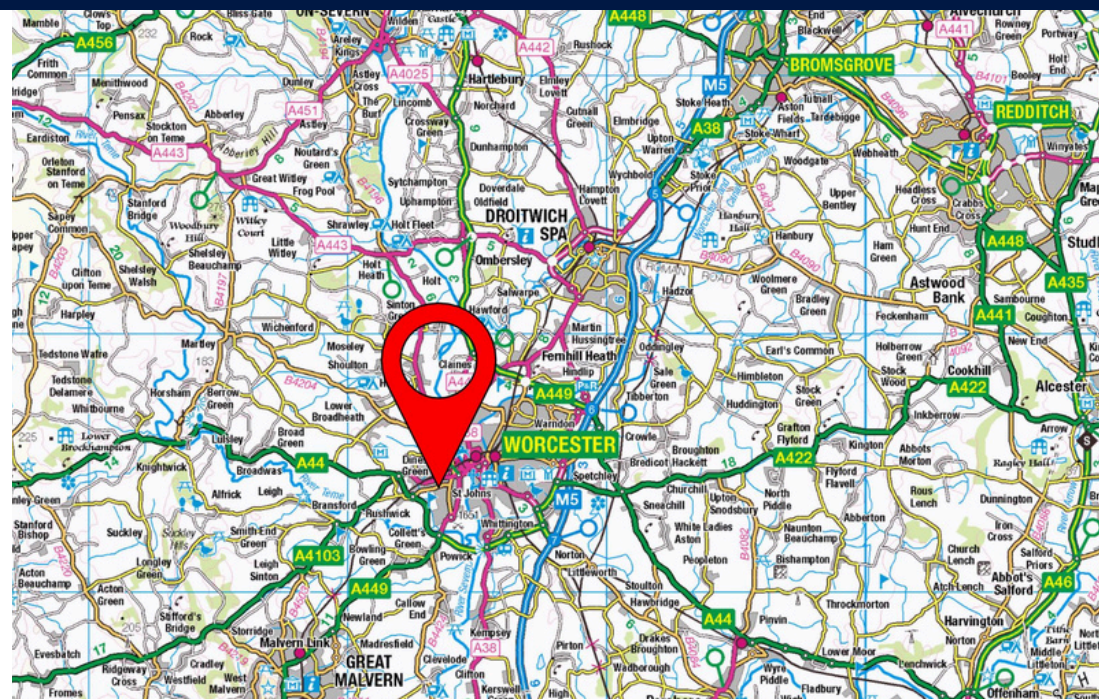
ACCOMMODATION

Ground Floor The ground floor comprises of two open plan trading areas both served by a central bar servery with seating on loose tables, chairs and benches seating for 92 customers. Ancillary areas include a customer WC's (including disabled), a commercial kitchen, beer cellar, managers office and store room. There is a large function room located to the rear with its own private bar and skittle alley, which is used for private events with a capacity of 85 customers.

First Floor The first floor provides manager's accommodation which comprises of two bedrooms, lounge, kitchen, bathroom and storage room.

Second Floor The second floor provides additional managers accommodation comprising two bedrooms.

Externally Externally there is customer trade areas with seating on loose tables, chairs and benches for 72 customers as well as two separate car parks for 39 vehicles.





PLANNING

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

RATEABLE VALUE

£41,350.

EPC

C - 74.

TENURE

The Property is held freehold (Tile Numbers WR105299 & HW18666), 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).

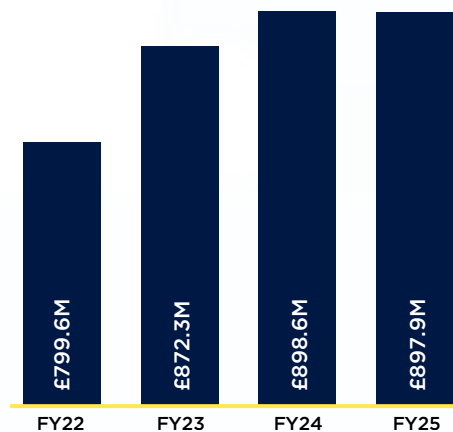
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

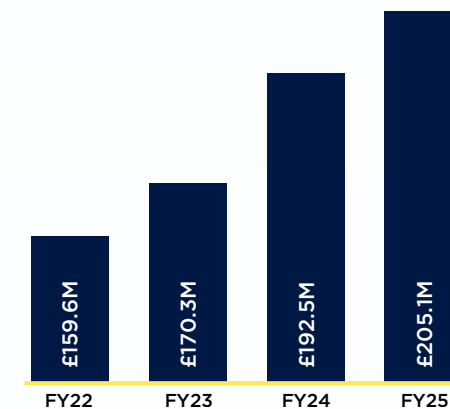
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

*Results from continuing operations

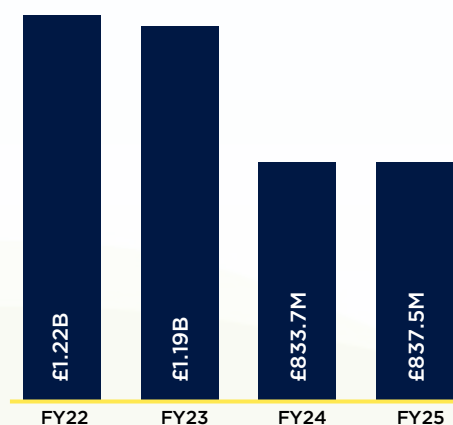
TURNOVER



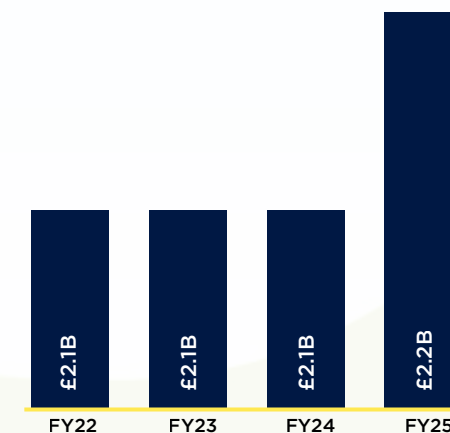
UNDERLYING EBITDA*



NET DEBT (EXCLUDING IFRS 16)



PROPERTY VALUATION



TERMS

We are instructed to invite offers in excess of £685,000 (£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

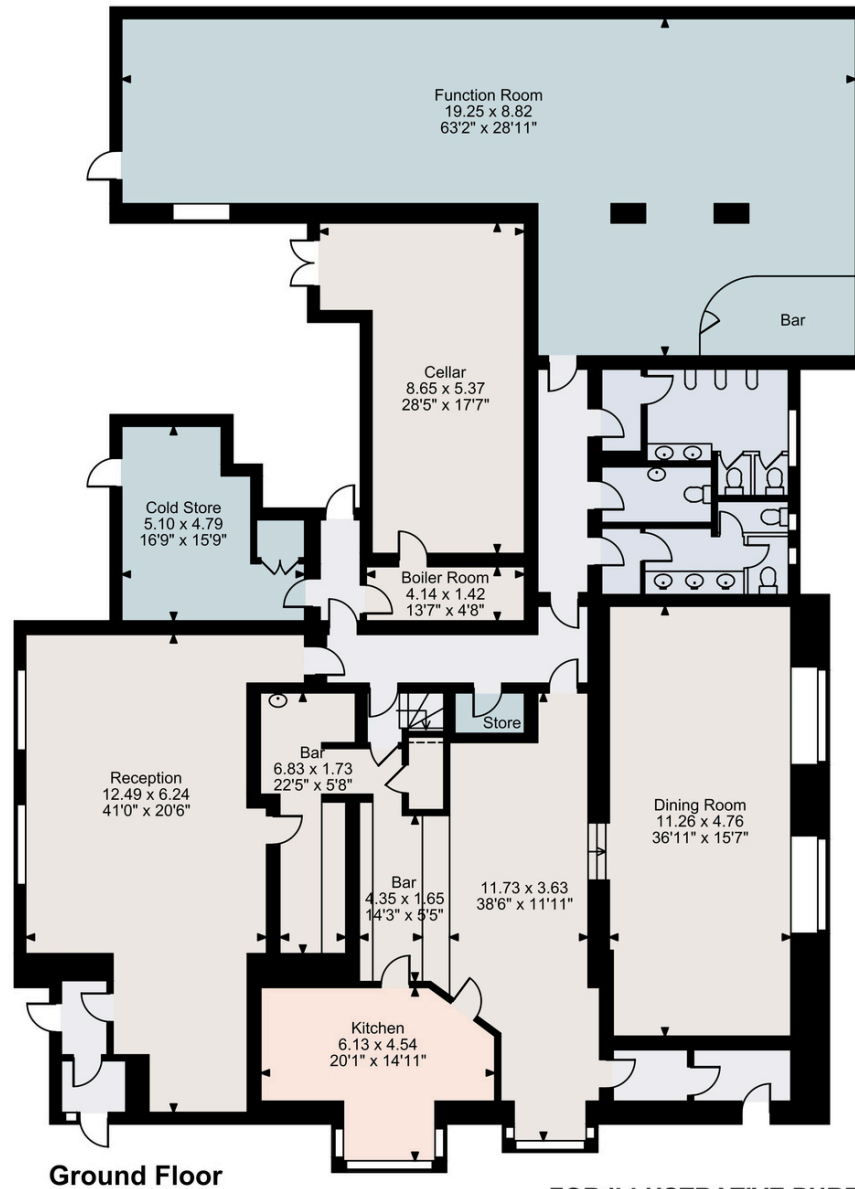
Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

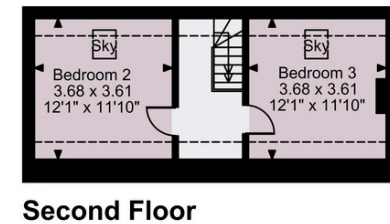
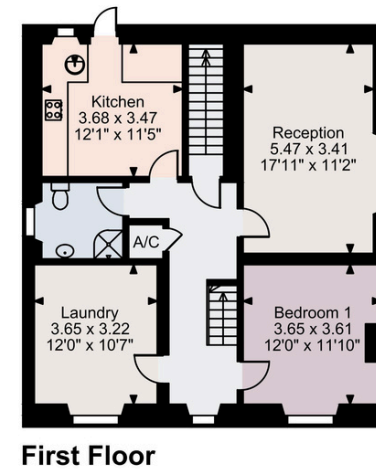
All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.



FLOORPLAN



Portobello Inn, Worcester
 Ground Floor gross internal area = 5,406 sq ft / 502 sq m
 First Floor gross internal area = 918 sq ft / 85 sq m
 Second Floor gross internal area = 262 sq ft / 24 sq m
 Total gross internal area = 6,586 sq ft / 612 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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