

KIMBERWORTH PARK

OAKS LANE, ROTHERHAM, S61 3AX

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE





THE
KIMBERWORTH PARK

KEEP
CLEAR

Quench
Thirst

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 6,548 Sq Ft (608 Sq M).
- Topped-up rent of £57,103 p.a.
- The lease expires in Nov-2031.
- A rare opportunity to acquire a freehold pub investment
- We are seeking offers in excess of £747,500 (£114/SQ FT) reflecting a NIY of 7.25%
- Business unaffected by sale

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



LOCATION

Rotherham is a market town in South Yorkshire approximately six miles north east of Sheffield and 12 miles south west of Doncaster.

The Kimberworth Park is located in the suburb of Kimberworth, approximately two miles north west of Rotherham town centre. The locality is residential in nature.

DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with part painted and rendered elevations beneath a pitched roof. There is a single storey extension to the rear.

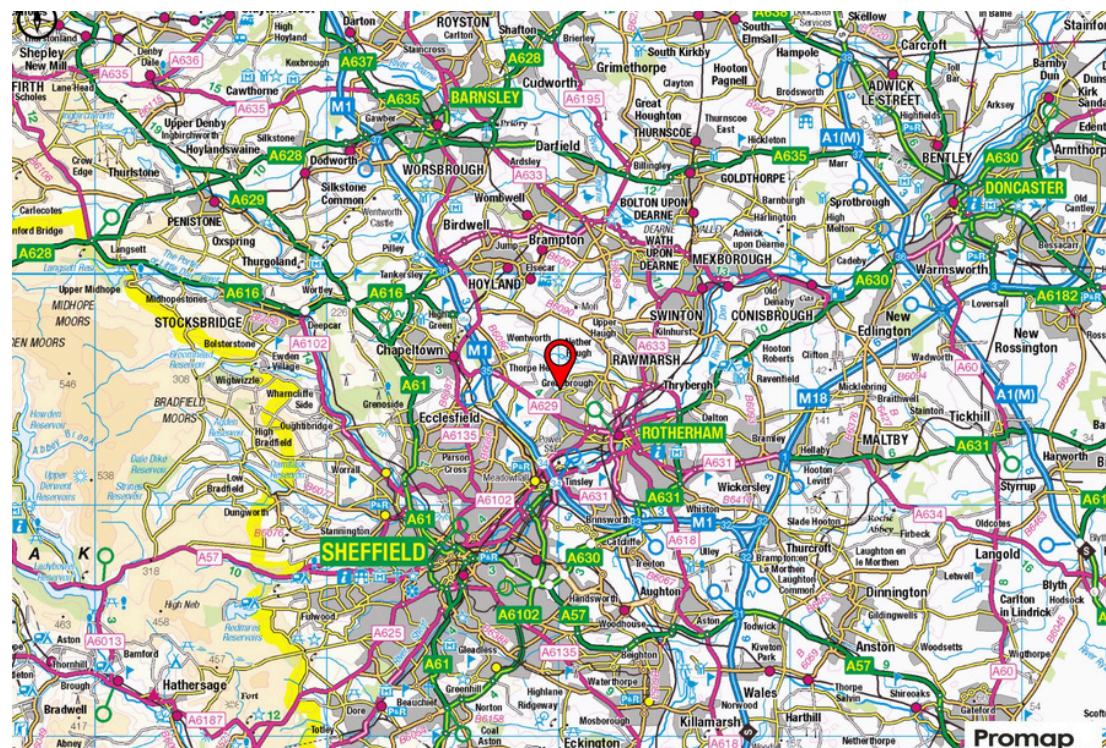
The property has an approximate site area of 0.89 of an acre.

ACCOMMODATION

Ground Floor The ground floor trading area comprises a central bar servery to an open plan dining area, over split levels, and public bar with games area to the side. Ancillary areas included WC's, commercial trade kitchen, office, a variety of stores and ground floor beer cellar.

First Floor The first floor provides a four bed managers flat with bathroom, kitchen and lounge.

Externally Externally to the front and side there is a beer patio for approximately 130 covers. Car parking to the front for 50 vehicles, service yard and a children's play area to the rear.





PLANNING

The Property is neither listed nor within a Conservation Area.

RATEABLE VALUE

£27,250

EPC

C-70.

TENURE

The Property is held freehold (Tile Number SYK187564), 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 £49,269 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 £57,103 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).

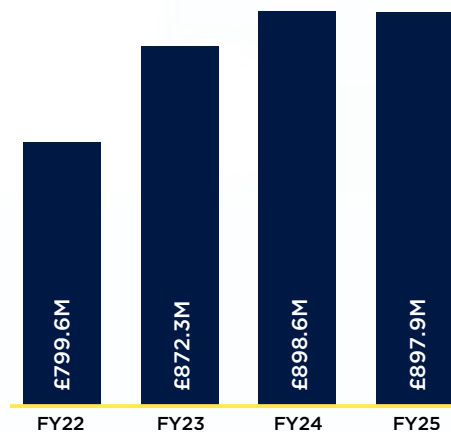
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

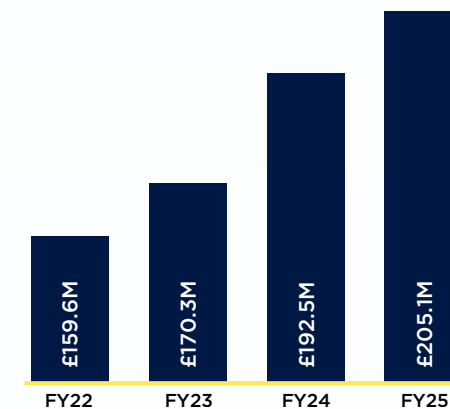
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

*Results from continuing operations

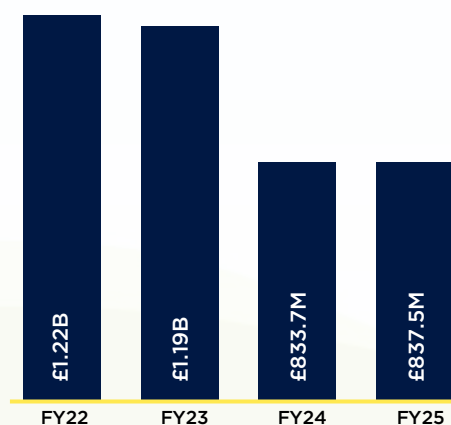
TURNOVER



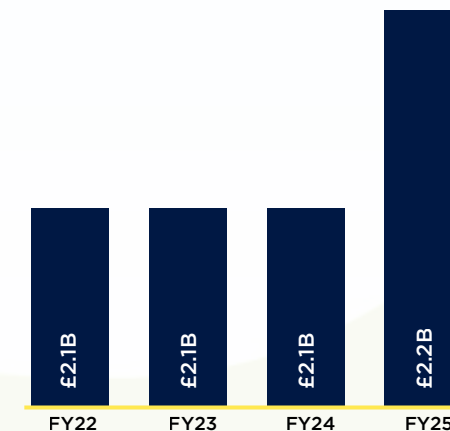
UNDERLYING EBITDA*



NET DEBT (EXCLUDING IFRS 16)



PROPERTY VALUATION



TERMS

We are instructed to invite offers in excess of £747,500 (£114/SQ FT) which reflects a Net Initial Yield of 7.25% 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

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.

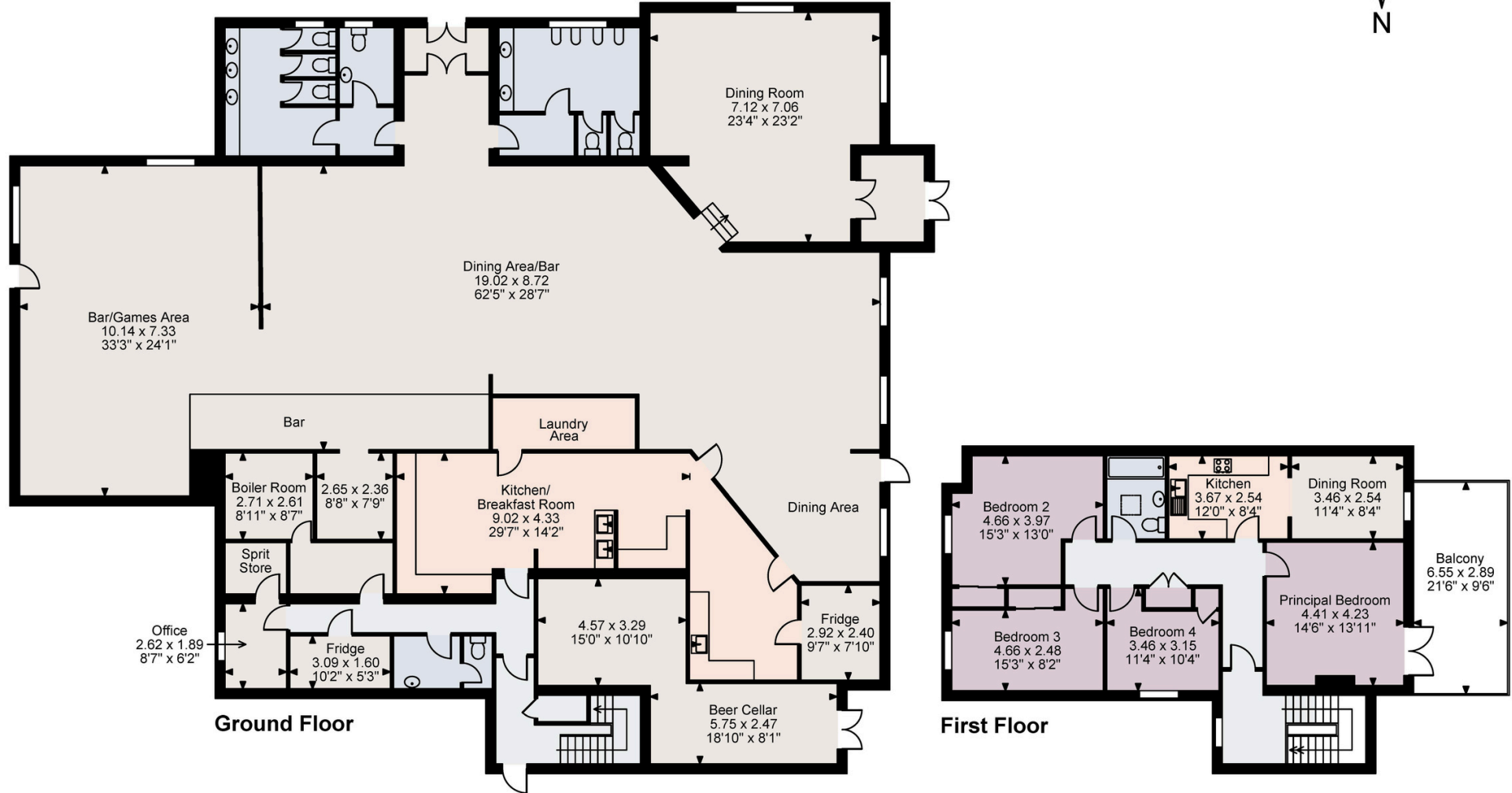
VIEWINGS

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

Kimberworth Park Arms, Rotherham
Ground Floor gross internal area = 5,423 sq ft / 504 sq m
First Floor gross internal area = 1,125 sq ft / 104 sq m
Balcony external area = 202 sq ft / 19 sq m
Total gross internal area = 6,548 sq ft / 608 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

Jeff Wraith

07825 626666

jeff.wraith@savills.com

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