

CARTERS ARMS

SALE, MANCHESTER, M33 2PG

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE



savills



THE
CARTERS
ARMS

THE
CARTERS
ARMS

A
Welcome
to
MIKE & RISH
Live & Eat
BINGO & Bar
Live Entertainment

CIRCUS
FANTASIA
CIRQUE
DU SOLEIL

THE
CARTERS
ARMS

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 4,749 Sq Ft (441 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 Manchester
- We are seeking offers in excess of £660,000 (£139/SQ FT) reflecting a NIY of 7.26%
- Business unaffected by sale

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



LOCATION

Located within Sale Moor just outside of Sale town centre, 6.5 miles south west of Manchester city centre and 6.8 miles west of Stockport, fronting Northenden Road (B5166).

The Carters Arms is located within a predominantly residential area with a parade of local independent retail shops directly opposite fronting Northenden Road (B5166). Northern Moor tram stop is less than 0.3 miles to the south.

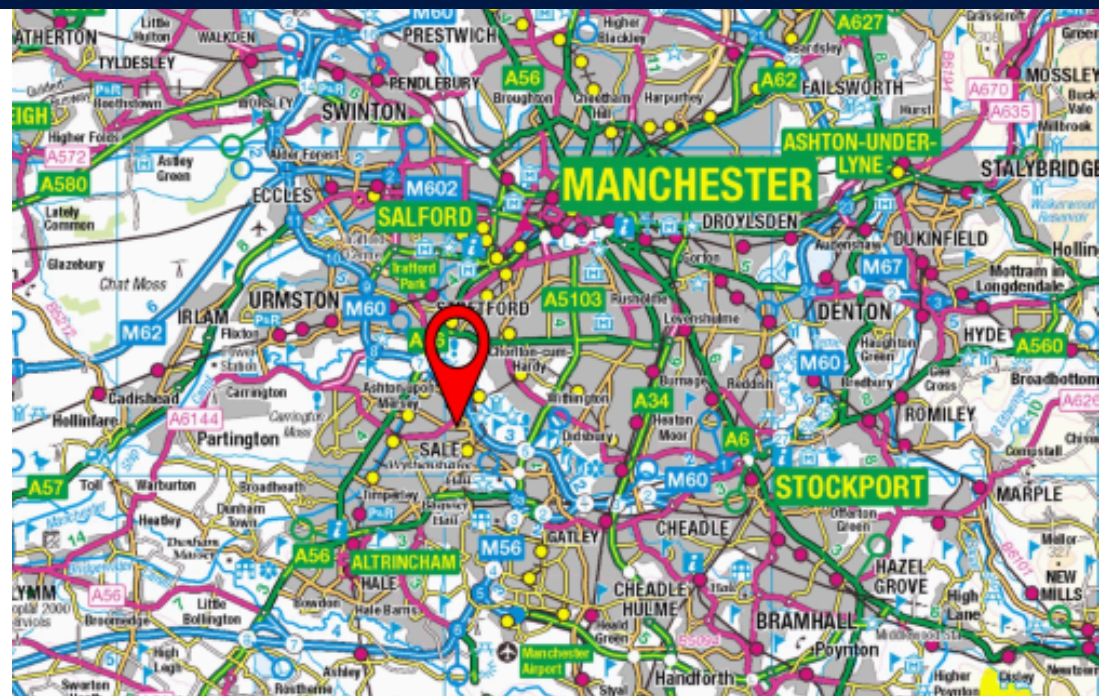
DESCRIPTION

The two-storey, detached property is arranged over ground, basement, first and second floor with painted brick elevations beneath a multi-pitched, slate covered roof. To the side and rear, there are single storey pitched roof extensions.

The site area is approximately 0.477 acres.

ACCOMMODATION

- Basement** The basement comprises cellar and stores.
- Ground Floor** The ground floor provides a central bar servery with traditional pub lounges and a stage towards the rear of the property consisting of 48 covers. To the front, there is a games room and snug consisting of an additional 30 covers.
- Ancillary areas include the commercial kitchen and customer WC's.
- First Floor** The first floor comprises a domestic kitchen, managers office, WC, bathroom, living room, boiler room and 2 bedrooms.
- Second Floor** The second floor comprises two additional bedrooms.
- Externally** To the rear of the Property, there is a beer patio with seating for 98 customers alongside parking for 26 vehicles. There is also two garages used for storage.





PLANNING

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

RATEABLE VALUE

£18,000

EPC

C-62

TENURE

The Property is held freehold (Tile Number GM970523), 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).

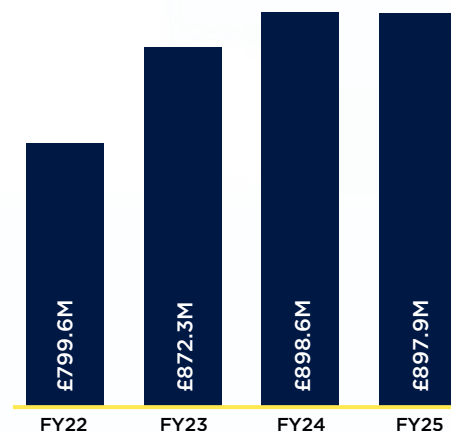
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

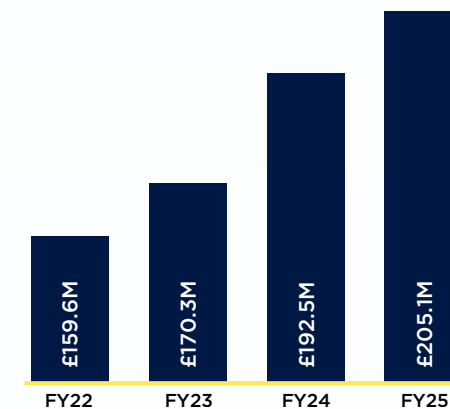
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

*Results from continuing operations

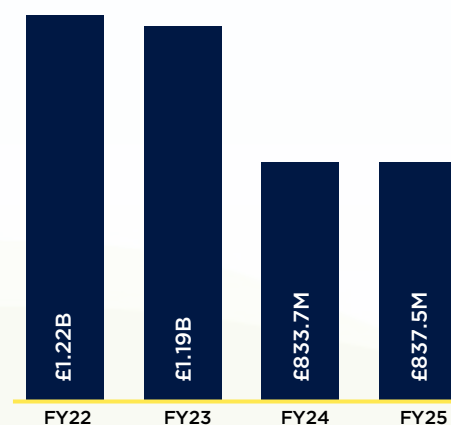
TURNOVER



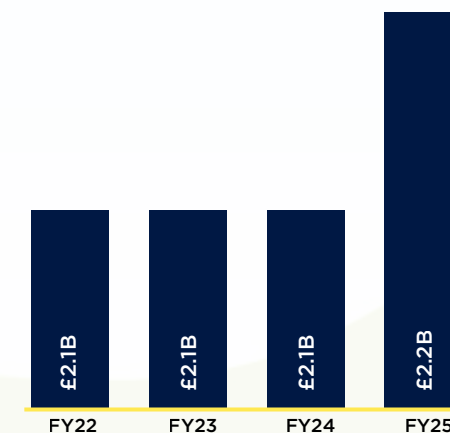
UNDERLYING EBITDA*



NET DEBT (EXCLUDING IFRS 16)



PROPERTY VALUATION



TERMS

We are instructed to invite offers in excess of £660,000 (£139/SQ FT) which reflects a Net Initial Yield of 7.26% 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

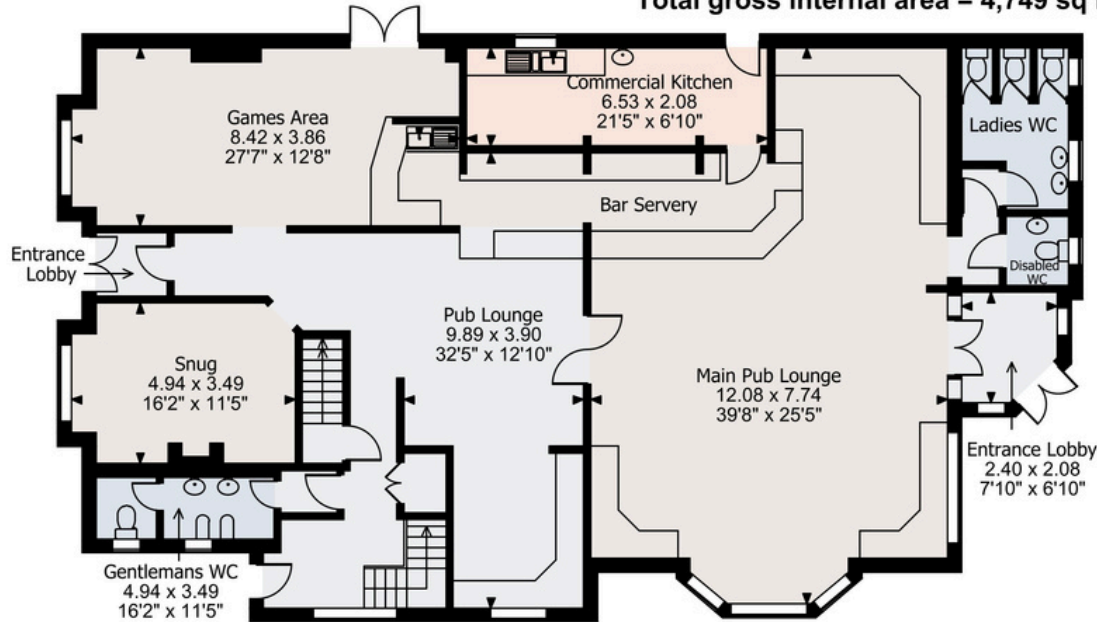
All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.



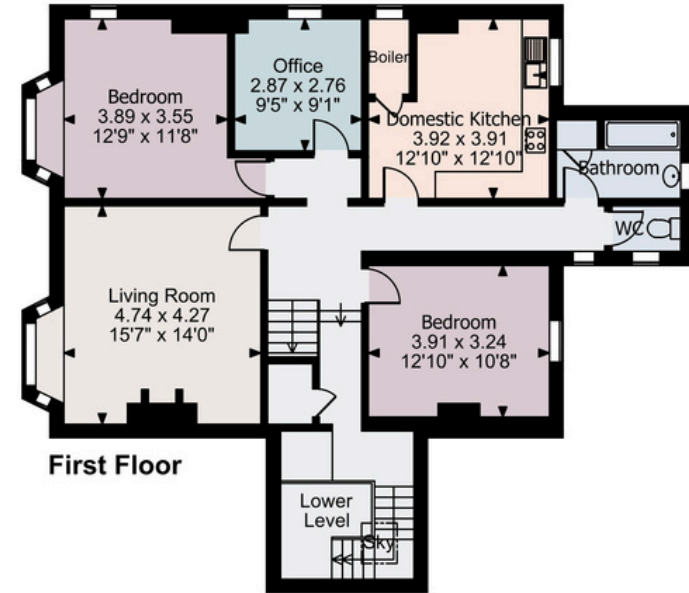
FLOORPLAN

Carters Arms, Sale

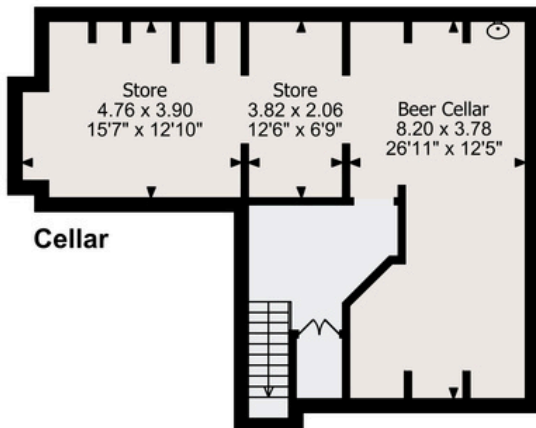
Cellar gross internal area = 703 sq ft / 65 sq m
 Ground Floor gross internal area = 2,529 sq ft / 235 sq m
 First Floor gross internal area = 1,122 sq ft / 104 sq m
 Second Floor gross internal area = 395 sq ft / 37 sq m
 Total gross internal area = 4,749 sq ft / 441 sq m



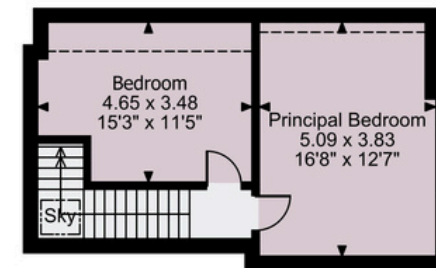
Ground Floor



First Floor



Cellar



Second Floor

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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