

# WHEATSHEAF INN

39 HIGH STREET, STOURPORT ON SEVERN, DY13 8BS

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE





THE  
WHEATSHEAF  
TRADITIONAL ALES

WHEATSHEAF

GOOD FOOD · TRADITIONAL ALES

MORNING  
COFFEE  
·  
HEATED  
COURTYARD  
·  
FAMILIES  
WELCOME

Sev



DISPENSED

## 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 3,247 Sq Ft (302 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
- We are seeking offers in excess of £685,000 (£211/SQ FT) reflecting a NIY of 6.99%
- Business unaffected by sale

## LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



PANORAMIC 360 VIDEO



## LOCATION

Stourport on Severn is a town town within the Wyre Forest District of North Worcestershire approximately 13 miles north of Worcester and 27 miles south west of Birmingham. The Wheatsheaf Inn is located in central Stourport and is situated fronting the High Street.

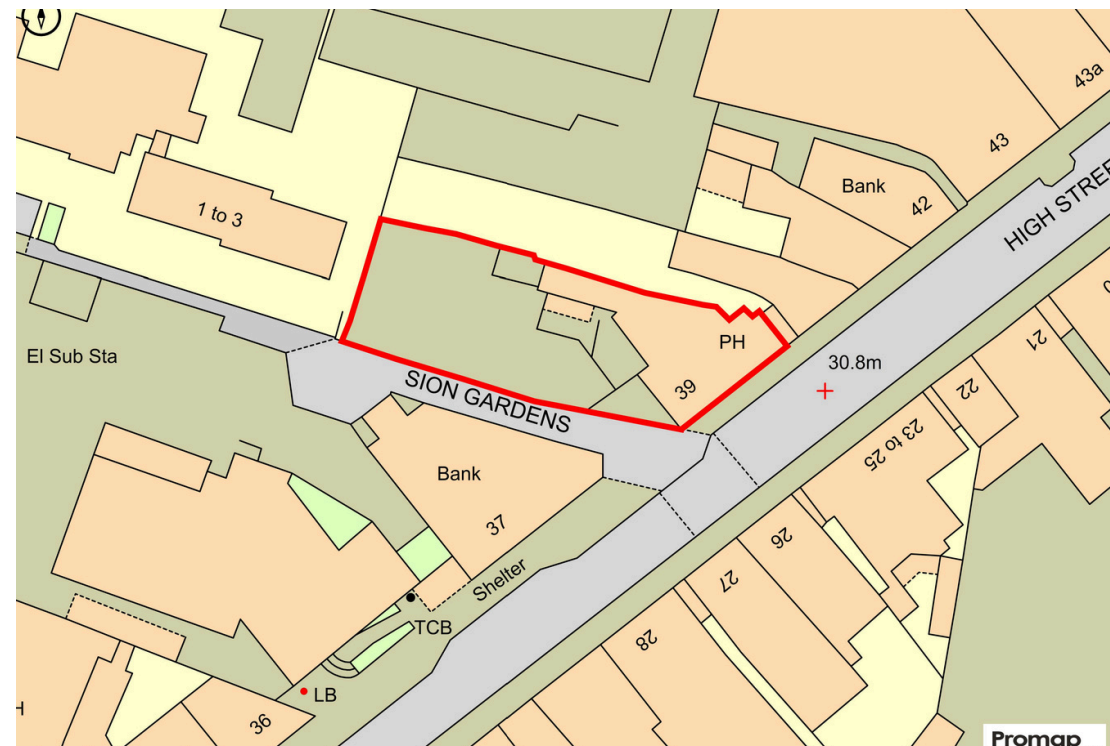
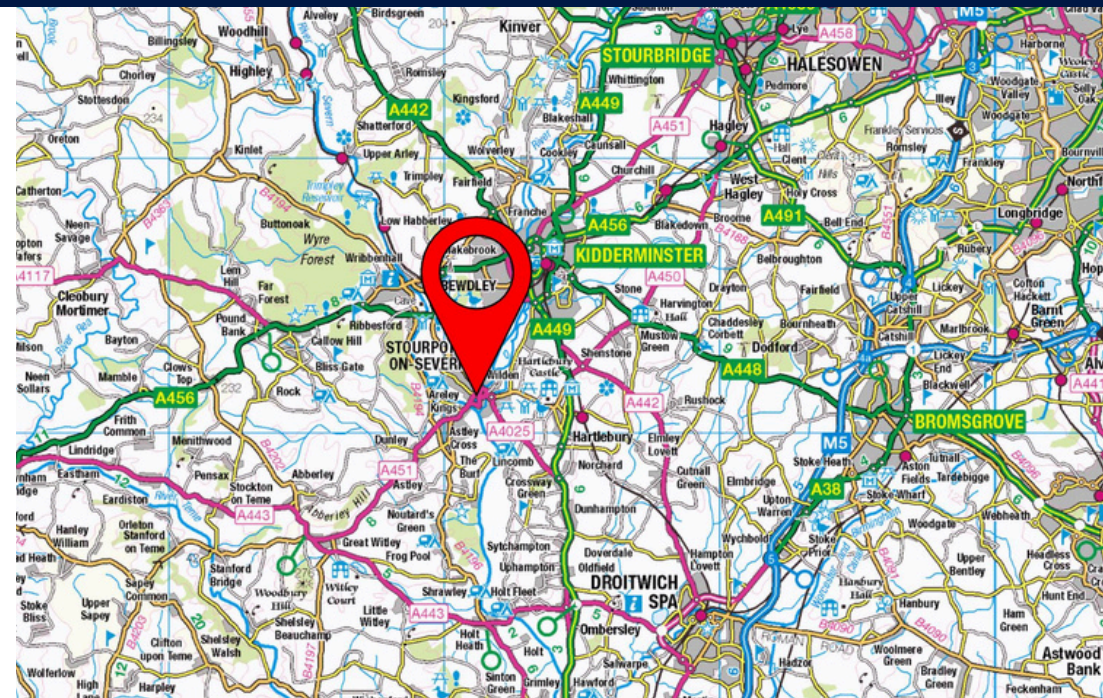
## DESCRIPTION

The property comprises the basement, ground, first and second floors of a three storey detached building with part painted and exposed brick elevations beneath a multi-pitched tile roof. There is a single storey extension to the rear containing the trade kitchen.

The property has an approximate site area of 0.14 of an acre.

## ACCOMMODATION

- Basement** The basement provides cellar and stores.
- Ground Floor** The ground floor provides two open plan trading areas both served by a central bar servery both with seating on loose tables, chairs and benches seating for 54 customers. Ancillary areas include a customer WC's, commercial kitchen and stores located to the rear
- First Floor** The first floor manager's accommodation which comprises a double bedroom, lounge, kitchen, bathroom and managers office.
- Second Floor** The second floor provides additional managers accommodation comprising two bedrooms.
- Externally** Externally there is customer trade area with seating on loose benches for approximately 50 customers and car parking for 14 vehicles.





## PLANNING

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The property is Grade II listed and is situated within the Stourport-on-Severn No. 2 Conservation Area.

## RATEABLE VALUE

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£20,250.

## EPC

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C - 73.

## TENURE

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The Property is held freehold (Tile Number WR103944), subject to and with the benefit of an Occupational Lease to Marston's Plc (Company Number 00031461).

## TENANCY

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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 £43,473p.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).

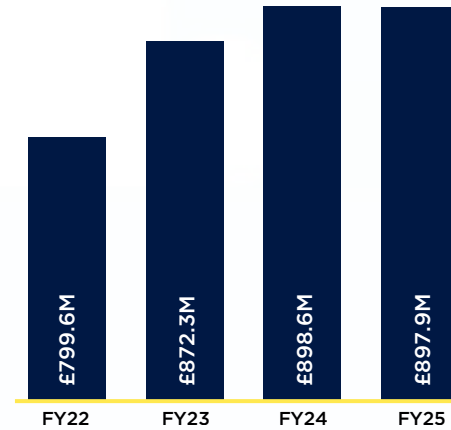
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

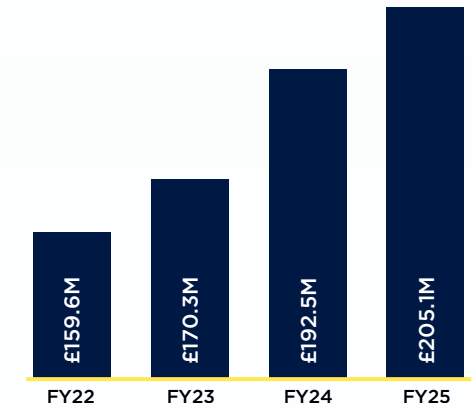
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

\*Results from continuing operations

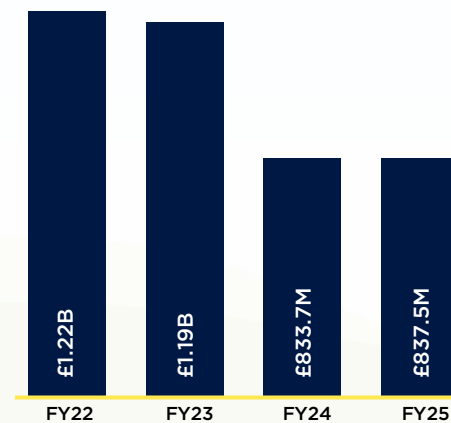
### TURNOVER



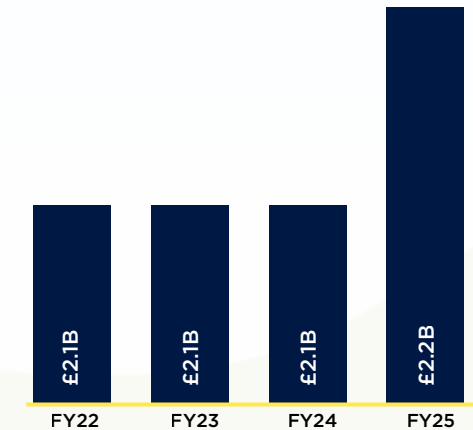
### UNDERLYING EBITDA\*



### NET DEBT (EXCLUDING IFRS 16)



### PROPERTY VALUATION



## TERMS

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We are instructed to invite offers in excess of £685,000 (£211/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

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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

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

## VIEWINGS

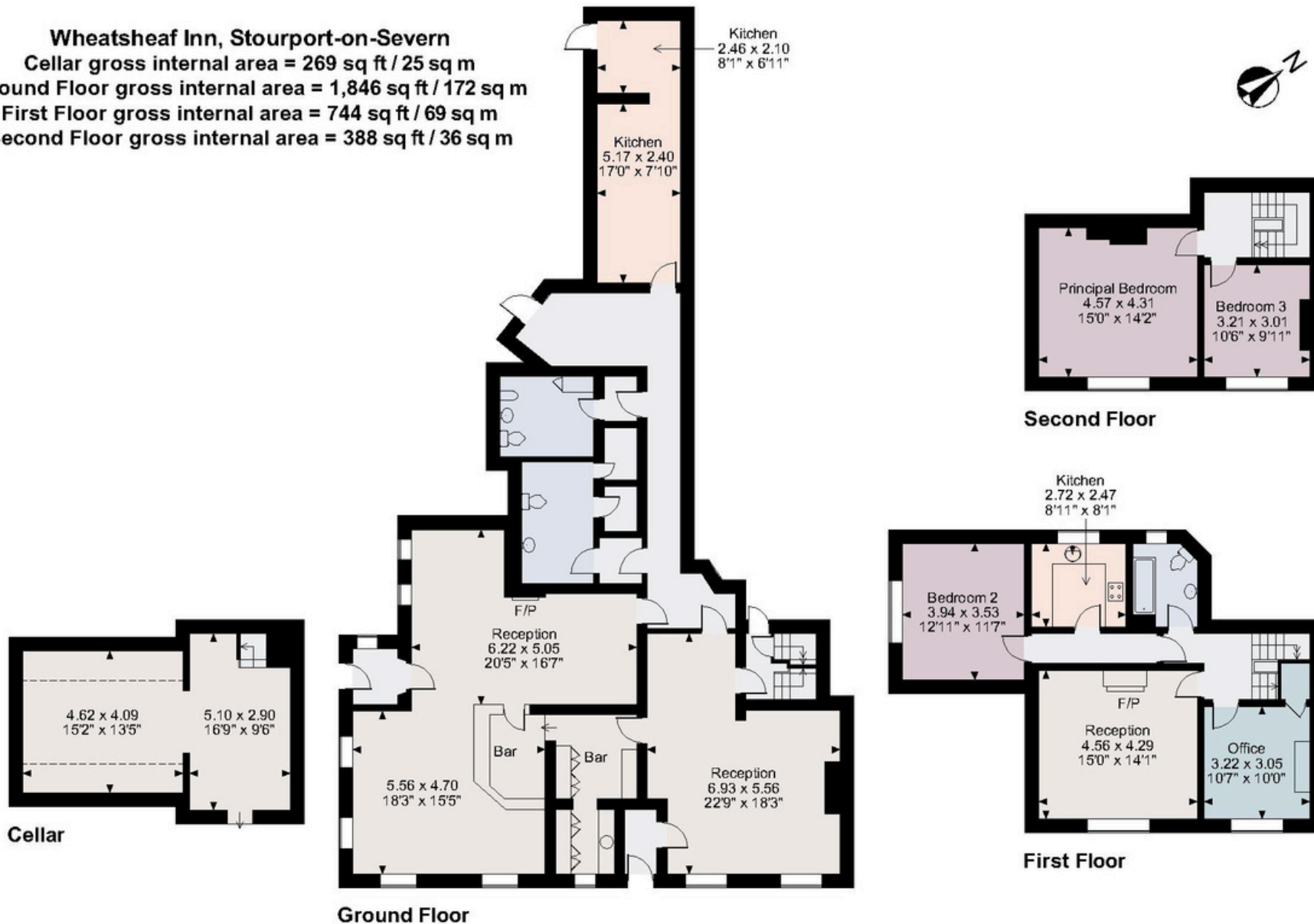
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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.



# FLOORPLAN

**Wheatsheaf Inn, Stourport-on-Severn**  
**Cellar gross internal area = 269 sq ft / 25 sq m**  
**Ground Floor gross internal area = 1,846 sq ft / 172 sq m**  
**First Floor gross internal area = 744 sq ft / 69 sq m**  
**Second Floor gross internal area = 388 sq ft / 36 sq m**



**Ground Floor**

**Second Floor**

**First 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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## CONTACT

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