

WELLINGTON HOTEL

TOWN LANE, HALE, LIVERPOOL, L24 4AG

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE





THE
WELLINGTON

BT Sport LIVE HERE

GOOD TIMES
START
IN OUR
BEER
GARDEN

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 10,198 Sq Ft (948 Sq M)
- Toppd-up rent of £50,385 p.a
- The lease expires in Nov-2031
- A rare opportunity to acquire a freehold pub investment within Hale Village, Merseyside.
- We are seeking offers in excess of £685,000 (£67/SQ FT) reflecting a NIY of 6.99%
- Business unaffected by sale

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



LOCATION

Located within Hale village just off the River Mersey, 11.1 miles south east of Liverpool city centre and 3.3 miles south west of Widnes town centre, fronting Town Lane within the village centre.

The Wellington Hotel is located within a predominantly residential, suburban area with a parade of local, independent retail occupiers fronting Town Lane.

DESCRIPTION

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

The site area is approximately 1.307 acres.

ACCOMMODATION

Ground Floor The ground floor provides a central bar servery with a traditional pub lounge and games area to the front elevation consisting of 45 covers. To the rear of the Property, there is an additional lounge and conservatory dining area with seating for 72 customers.

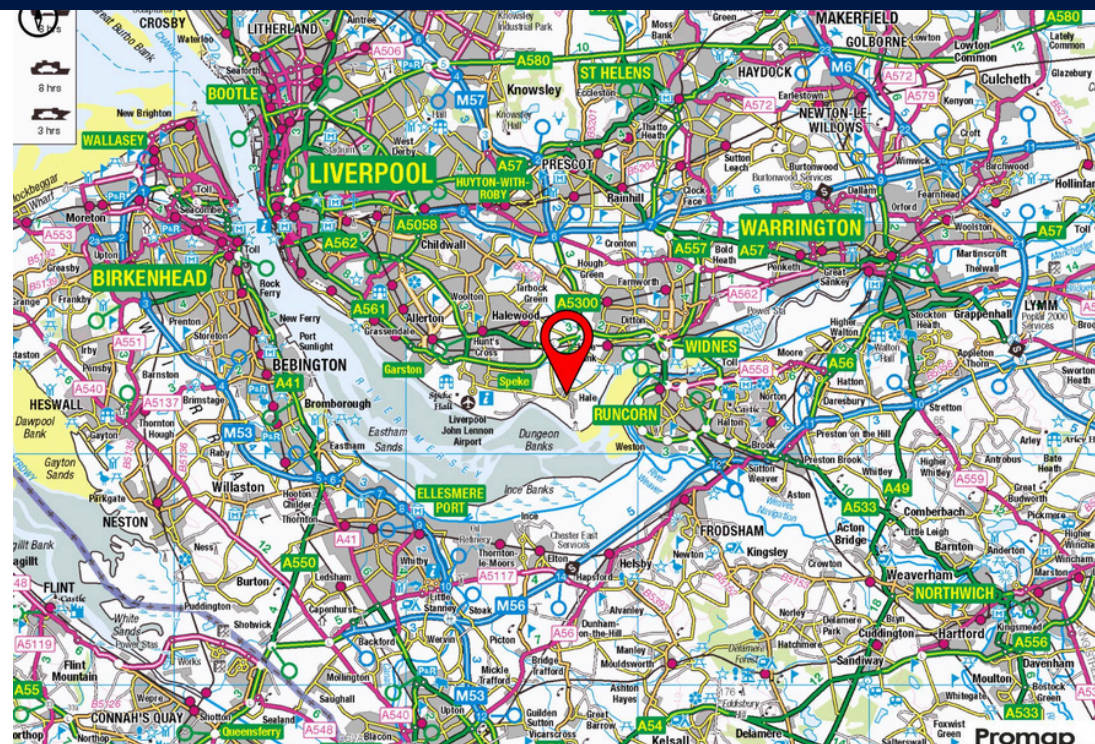
Ancillary areas include customer WC's, commercial kitchen, stores and boiler room.

First Floor The first floor comprises a function room with a stage and bar servery consisting of 64 covers. There is also a former function room, stores and customer WC's.

There is a self-contained manager's flat comprising a living room, bathroom, domestic kitchen, office, WC and 4 bedrooms.

Second Floor The second floor comprises an additional bedroom and bathroom.

Externally To the front and side of the Property, there is a beer patio with seating for 90 customers as well as parking for 52 vehicles to the north side of the Property. To the rear of the Property, there is a former bowling green.





PLANNING

We understand that the property is not listed nor is it situated within a Conservation Area.

RATEABLE VALUE

£28,000

EPC

D-77

TENURE

The Property is held freehold (Title Number CH431799), 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).

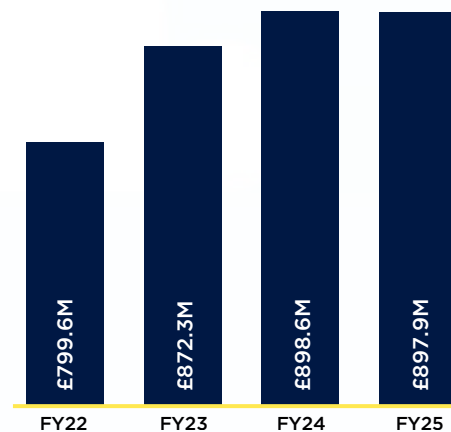
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

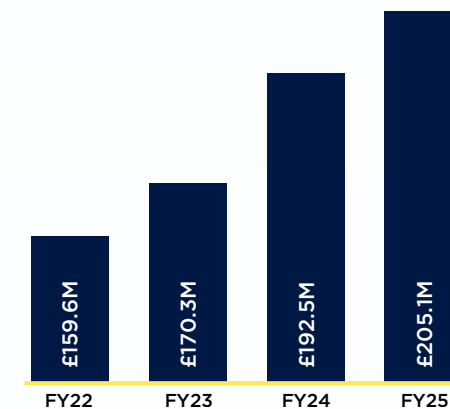
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

*Results from continuing operations

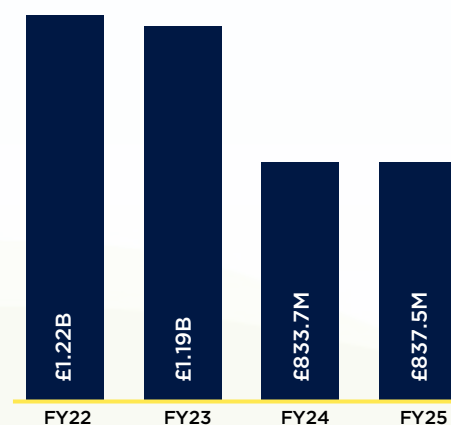
TURNOVER



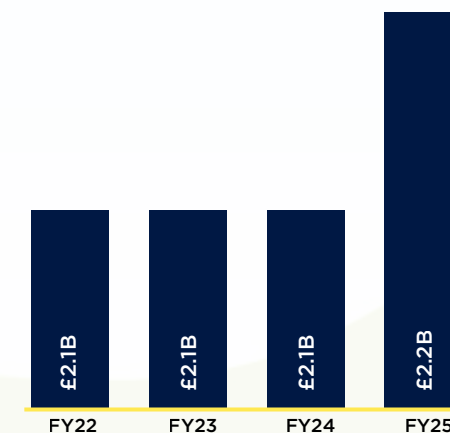
UNDERLYING EBITDA*



NET DEBT (EXCLUDING IFRS 16)



PROPERTY VALUATION



TERMS

We are instructed to invite offers in excess of £685,000 (£67/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

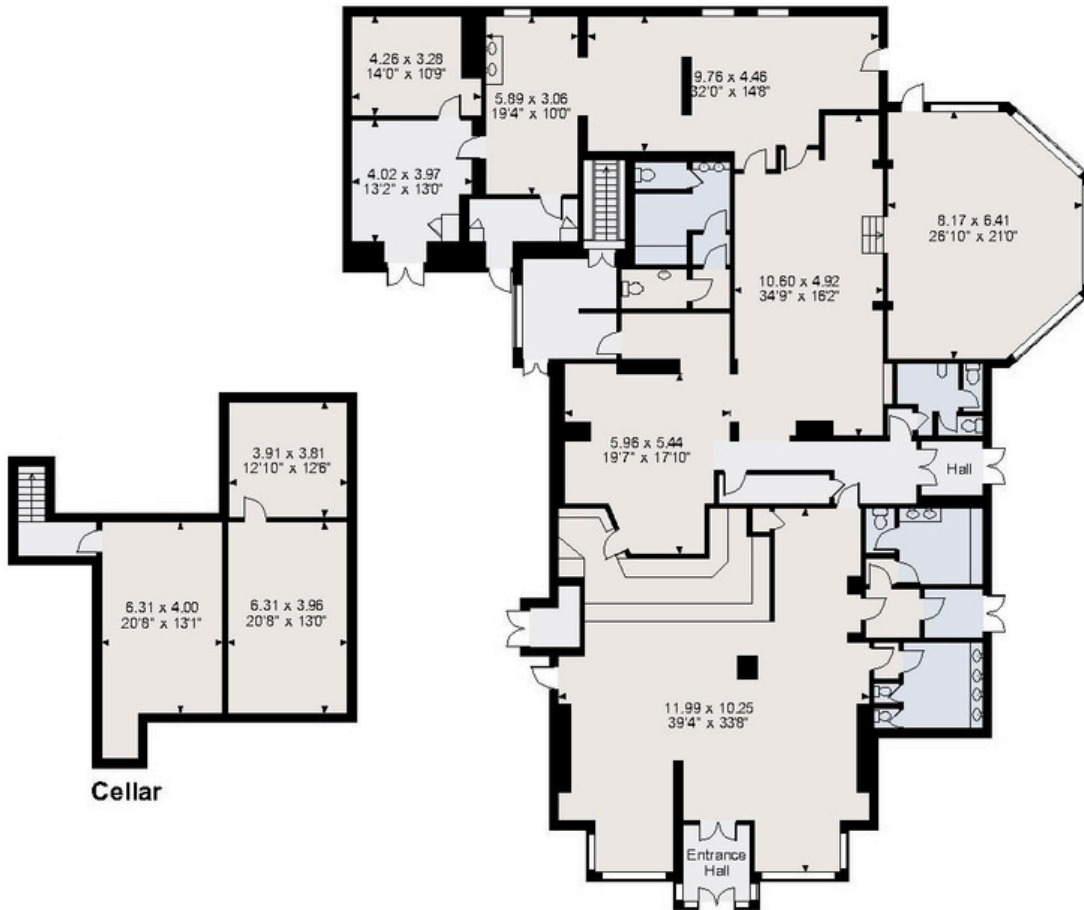
All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.



FLOORPLAN

Wellington Hotel, Liverpool

Cellar gross internal area = 788 sq ft / 73 sq m
Ground Floor gross internal area = 4,765 sq ft / 443 sq m
First Floor gross internal area = 4,242 sq ft / 394 sq m
Second Floor gross internal area = 403 sq ft / 37 sq m
Total gross internal area = 10,198 sq ft / 948 sq m

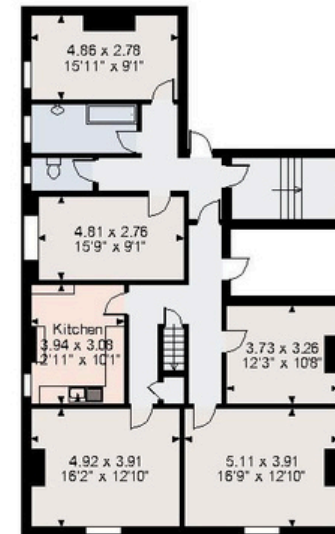


Cellar

Ground Floor



First Floor Function Room



First Floor Flat



Second Floor Flat

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

WELLINGTON HOTEL TOWN LANE, HALE, LIVERPOOL, L24 4AG

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