

NEW FINNEY GARDENS

BUCKNALL, STOKE-ON-TRENT, ST1 6AJ

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE





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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 three levels extending to 5,156 Sq Ft (479 Sq M)
- Topped-up rent of £57,103
- The lease expires in Nov-2031
- A rare opportunity to acquire a freehold pub investment just outside Stoke-On-Trent town centre
- We are seeking offers in excess of £772,500 (£150/SQ FT) reflecting a NIY of 7.01%
- Business unaffected by sale

LINKS

GOOGLE STREET VIEW



LOCATION

Located within Bucknall in the outskirts of Stoke-on-Trent, 15.8 miles south east of Crewe and 1.9 miles north east of Stoke-on-Trent city centre, fronting Bucknall Road (A52).

The New Finney Gardens is located within a mixed commercial and residential area with nearby industrial occupiers and retailers fronting Bucknall Road (A52). Bucknall Park is situated directly to the rear of the Property.

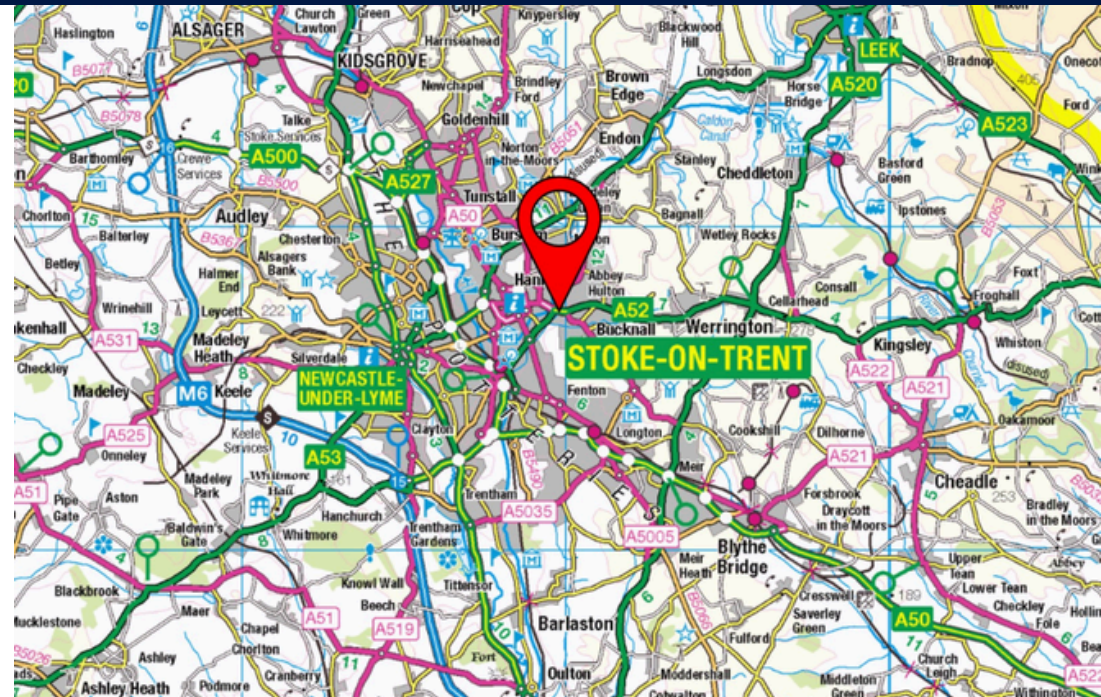
DESCRIPTION

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

The site area is approximately 0.404 acres.

ACCOMMODATION

- Ground Floor** The ground floor provides a central bar servery with the main pub lounge and dining areas split over different levels consisting of 62 covers. To the other side of the Property, there is an additional lounge and games area consisting of 40 covers. Ancillary areas include customer WC's, commercial kitchen and stores.
- First Floor** The first floor comprises a managers flat which provides a living room, domestic kitchen, bathroom, WC and 3 bedrooms.
- Basement** The basement comprises the manager's office, boiler room, stores and beer cellar.
- Externally** Beer terrace to the front elevation with seating for 64 customers alongside parking for 30 vehicles. To the rear elevation, there is an enclosed service yard and a garage used for storage.





PLANNING

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

RATEABLE VALUE

£26,500

EPC

C - 73

TENURE

The Property is held freehold (Title Number SF509301), 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 30th 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 30th 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).

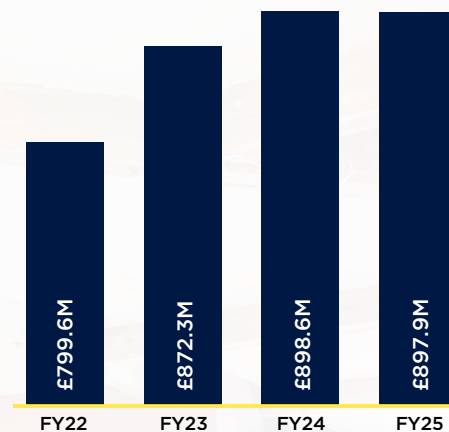
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

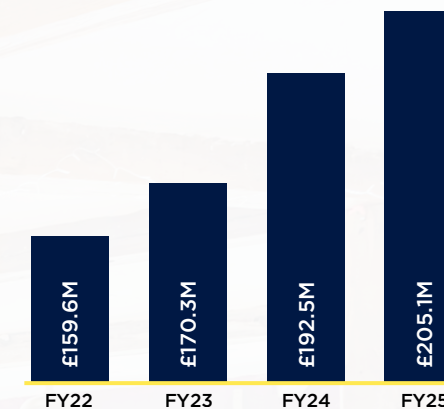
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

*Results from continuing operations

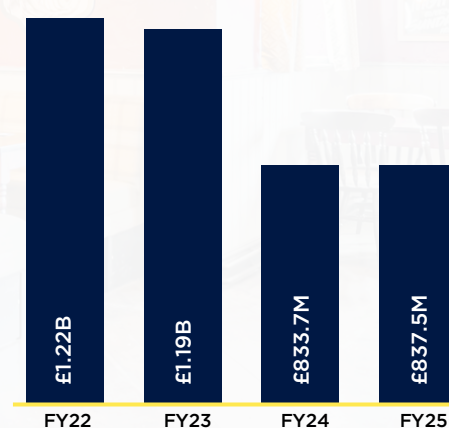
TURNOVER



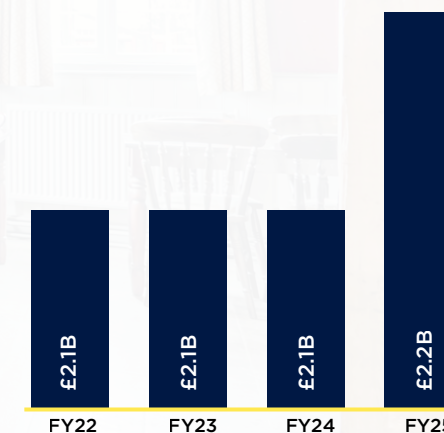
UNDERLYING EBITDA*



NET DEBT (EXCLUDING IFRS 16)



PROPERTY VALUATION



TERMS

We are instructed to invite offers in excess of £772,500 (£150/SQ FT) which reflects a Net Initial Yield of 7.01% 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.

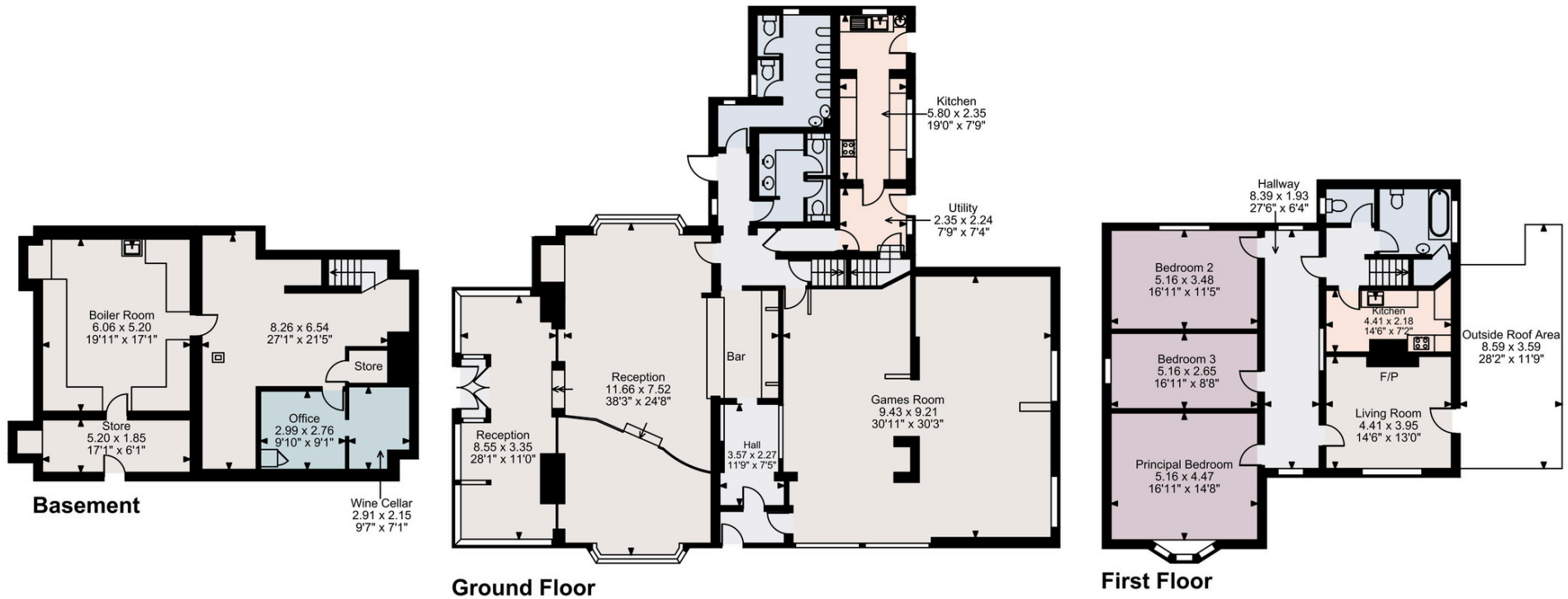
VIEWINGS

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

New Finney Gardens, Stoke-on-Trent
Basement gross internal area = 1,076 sq ft / 100 sq m
Ground Floor gross internal area = 2,794 sq ft / 260 sq m
First Floor gross internal area = 1,286 sq ft / 119 sq m
Total gross internal area = 5,156 sq ft / 479 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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NEW FINNEY GARDENS BUCKNALL, STOKE-ON-TRENT, ST1 6AJ

CONTACT

Ed Sandall

07599 830007

ed.sandall@savills.com

James Faulkner

07974 034352

james.faulkner@savills.com

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