

POACHERS BARN

OSGODBY LANE, SCARBOROUGH, YO11 3QH

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE





THE POACHERS BARN

CASK ALE
£2.50
ALL DAY EVERY DAY

THE POACHERS BARN

THE POACHERS BARN

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 9,807 Sq Ft (911 Sq M).
- Topped-up rent of £53,744 p.a.
- The lease expires in Nov-2031.
- A rare opportunity to acquire a freehold pub investment just outside Scarborough
- We are seeking offers in excess of £680,000 (£69/SQ FT) reflecting a NIY of 7.51%
- Business unaffected by sale

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



LOCATION

Scarborough is a coastal resort town within North Yorkshire approximately 40 miles north east of York and 50 miles south east of Middlesborough.

The Poachers Barn is located approximately 3 miles south of Scarborough in the village of Osgodby just off the A165.

DESCRIPTION

The Property comprises a Grade II Listed detached two storey public house, which was originally constructed in the late 18th Century. The elevations are of both stone and brick construction, partially rendered, set beneath a pitched tile covered roof. To the rear there are both single and two storey flat roof extensions.

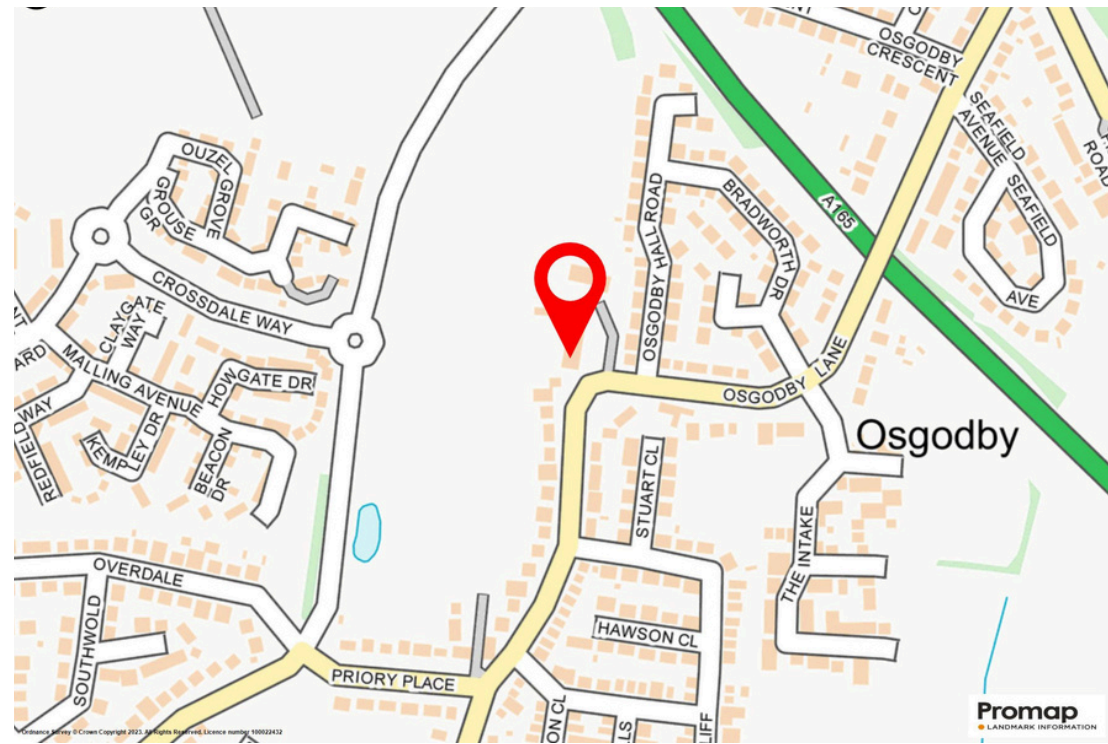
The Property has an approximate site area of 0.89 acres.

ACCOMMODATION

Ground Floor The ground floor trading area comprises a central bar servery to a public bar and rear lounge, which has a games area and dining for approximately 50 covers. Ancillary areas included WC's (including disabled), commercial trade kitchen, cellar, office and store rooms. The letting accommodation has a separate entrance leading to a reception room with dining and a lounge area. Former store and WC's, which are presently not in use.

First Floor The first floor provides a function room, customer WC's and four letting bedrooms with two communal bathrooms. The manager's flat is also located on the first floor which comprises three bedrooms, lounge, kitchen and a bathroom.

Externally Externally to the rear is an enclosed beer garden, with tables and chairs for approximately 140 customers, and children's play area. Car parking to the front and either side for approximately 40 vehicles. Rear enclosed yard and private garden. To the side there are single storey outbuildings used for storage.





PLANNING

The property is not listed and not located in a conservation area.

RATEABLE VALUE

£26,000

EPC

D - 93.

TENURE

The Property is held freehold (Tile Number NYK218095), 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 £46,371 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 £53,744 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).

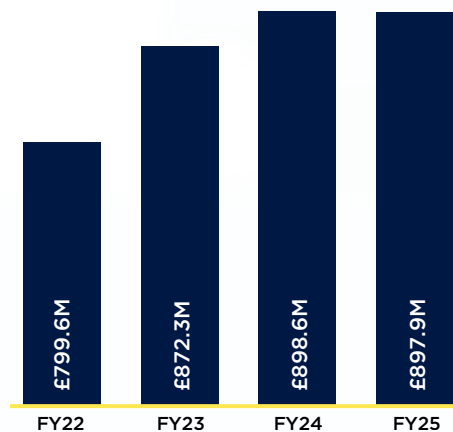
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

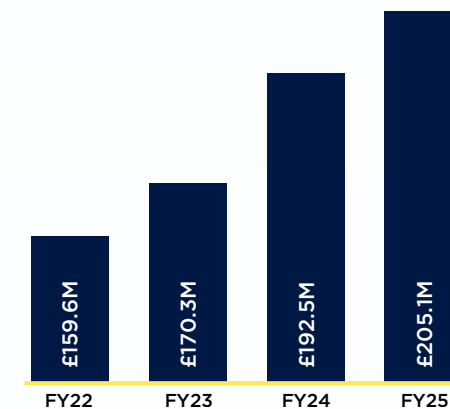
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

*Results from continuing operations

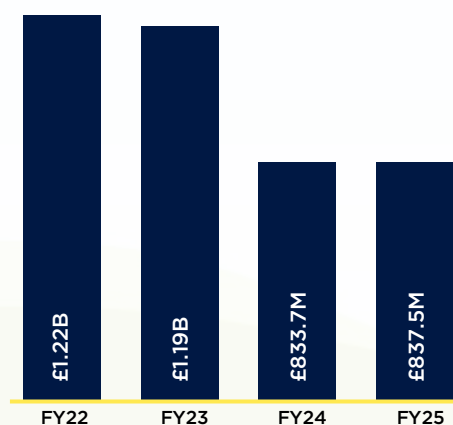
TURNOVER



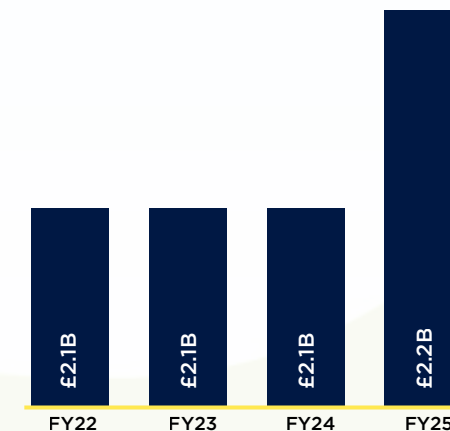
UNDERLYING EBITDA*



NET DEBT (EXCLUDING IFRS 16)



PROPERTY VALUATION



TERMS

We are instructed to invite offers in excess of £680,000 (£69/SQ FT) which reflects a Net Initial Yield of 7.51% 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

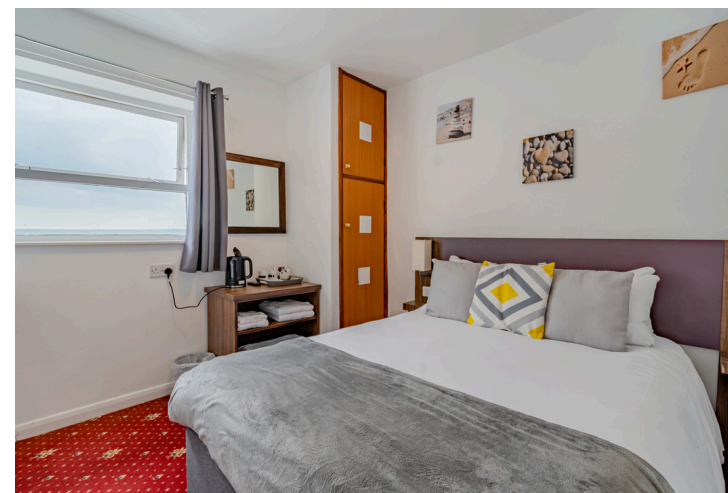
It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

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.



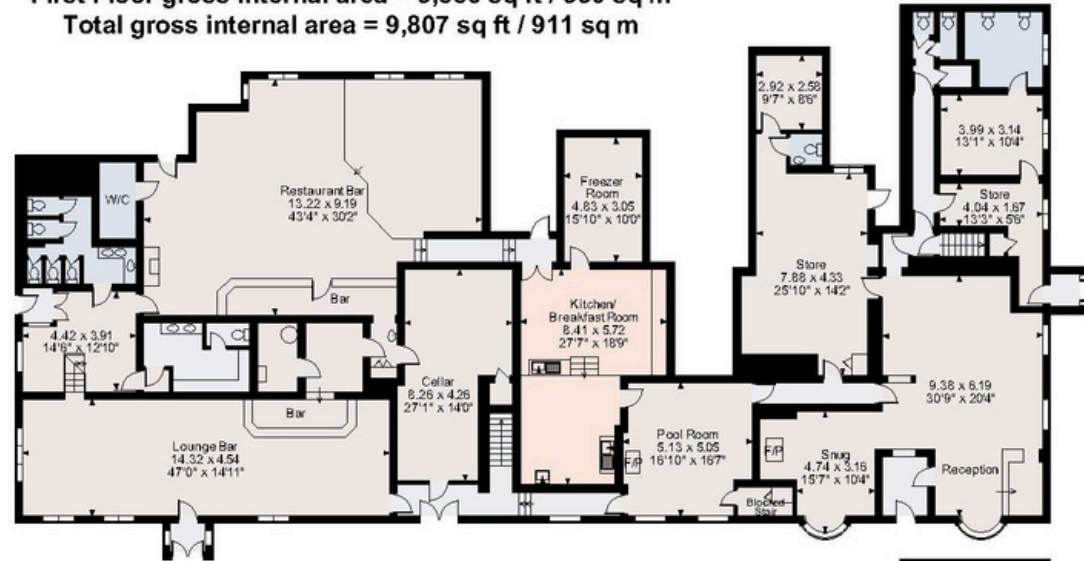
FLOORPLAN

Poachers Barn, Scarborough

Ground Floor gross internal area = 6,251 sq ft / 581 sq m

First Floor gross internal area = 3,556 sq ft / 330 sq m

Total gross internal area = 9,807 sq ft / 911 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8545031/MSS

POACHERS BARN OSGODBY LANE, SCARBOROUGH, YO11 3QH

CONTACT

Ed Sandall

07599 830007

ed.sandall@savills.com

Jeff Wraith

07825 626666

jeff.wraith@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | March 2026

