

HALFWAY HOTEL

HESSLE ROAD, HULL, HU3 5AA

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE





HALF WAY

HALF WAY

ENTRANCE

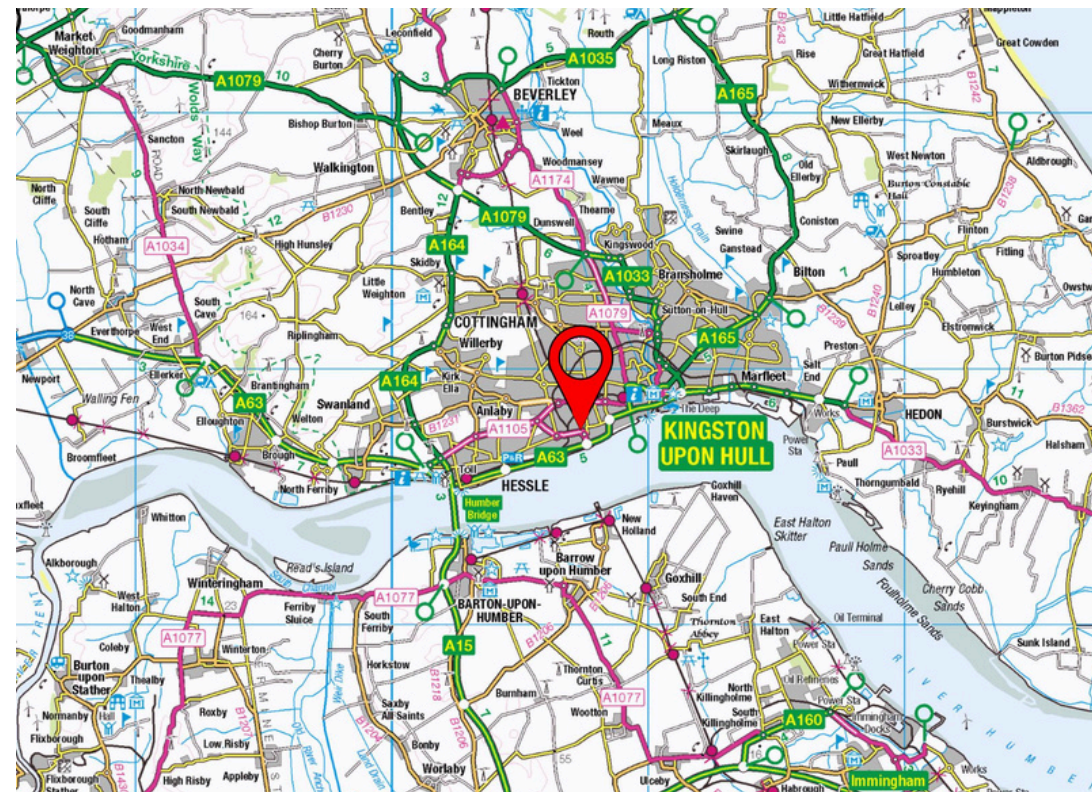
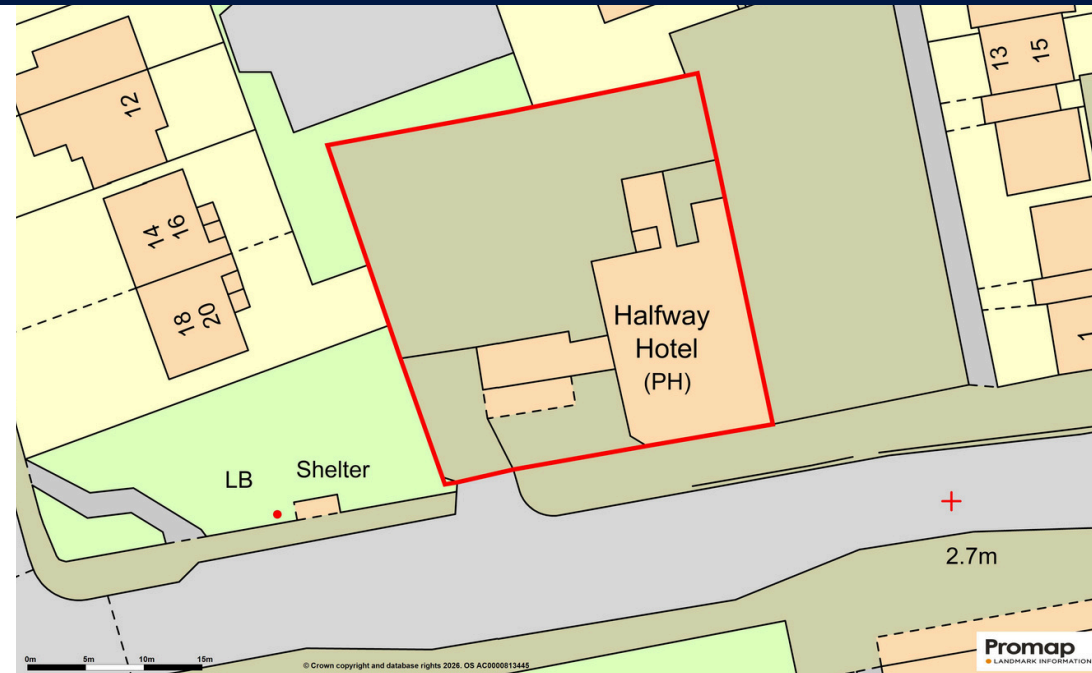
490

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 7,613 Sq Ft (707 Sq M).
- Topped-up rent of £57,103 p.a.
- The lease expires in Nov-2031.
- A rare opportunity to acquire a freehold pub investment just outside Hull
- We are seeking offers in excess of £772,500 (£101/SQ FT**) reflecting a NIY of 7.01%
- Business unaffected by sale

LINKS

GOOGLE STREET VIEW



LOCATION

Hull is a port city and unitary authority area in the East Riding of Yorkshire. The city lies upon the River Hull, at its confluence with the Humber Estuary, 25 miles inland from the North Sea. Hull is approximately 55 miles east of Leeds and 35 miles south east of York.

The Halfway House fronts Hesse Road, close to its junction with both the A1166 and A63, approximately two miles west of the city centre. The locality is residential in nature, with a variety of local and national businesses fronting Hesse Road.

DESCRIPTION

The Property comprises a detached three storey public house of brick elevations, partially rendered, set beneath a pitched slate covered roof. To the side and rear there are single storey flat roof extensions.

The Property has an approximate site area of 0.23 acres.

ACCOMMODATION

- Ground Floor** The ground floor trading area comprises a central island bar servery to a public bar with dancefloor and games areas. Ancillary areas included customer WC's and stores. To the basement there is a beer cellar and stores.
- First Floor** The first floor provides a four bed managers flat with bathroom, lounge, kitchen and office.
- Second Floor** The second floor is not utilised, providing eight former bedrooms, boiler room and WC.
- Externally** Externally to the front there is a beer patio for 50 covers. To the side there is car parking for 23 vehicles, presently used for outside seating, and to the rear is a private yard.





PLANNING

The Property is neither listed nor within a Conservation Area.

RATEABLE VALUE

£28,000

EPC

D-81

TENURE

The Property is held freehold (Title Number HS164961), 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 £49,269 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 £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).

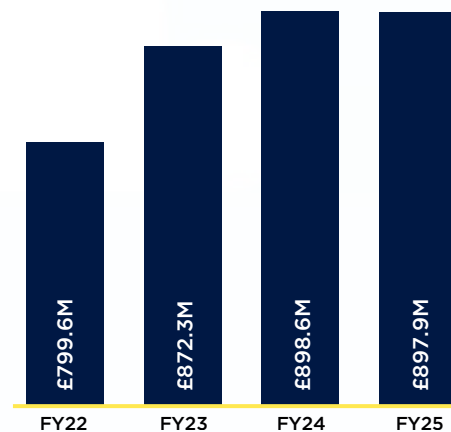
Marston's disposed of its 40% stake in Carlsberg Marston's Brewing Company (CMBC) in July 2024 (FY2024) for net proceeds of £202.6 million. This disposal has been transformational for the business, helping them reduce their debt position.

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

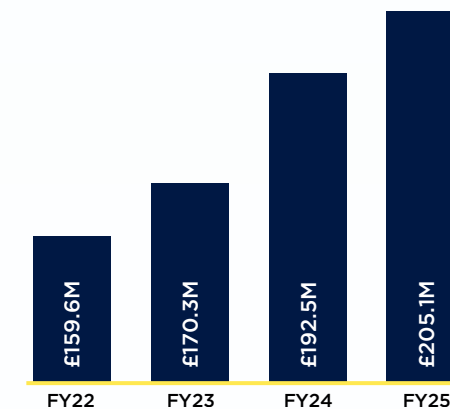
Financial Year End (Sept)	FY22	FY23	FY24	FY25
Turnover	£799.6M	£872.3M	£898.6M	£897.9M
Underlying EBITDA*	£159.6M	£170.3M	£192.5M	£205.1M
EBITDA Margin (%)	19.9%	19.5%	21.4%	22.8%
Net Debt (excluding IFRS 16)	£1.22B	£1.19B	£883.7M	£837.5M
Property Valuation	£2.1B	£2.1B	£2.1B	£2.2B

*Results from continuing operations

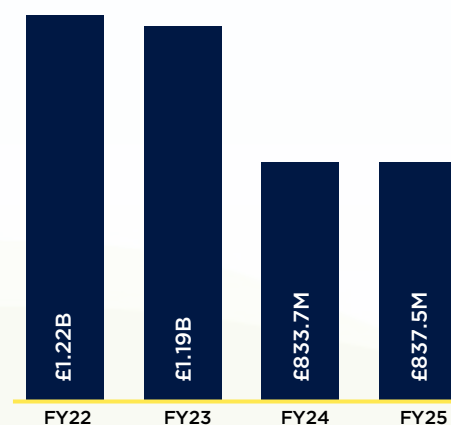
TURNOVER



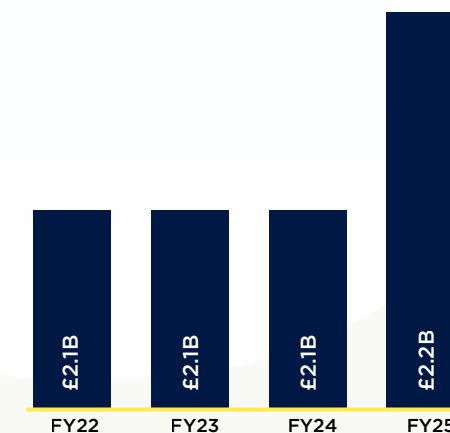
UNDERLYING EBITDA*



NET DEBT (EXCLUDING IFRS 16)



PROPERTY VALUATION



TERMS

We are instructed to invite offers in excess of £772,500 (£101/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.

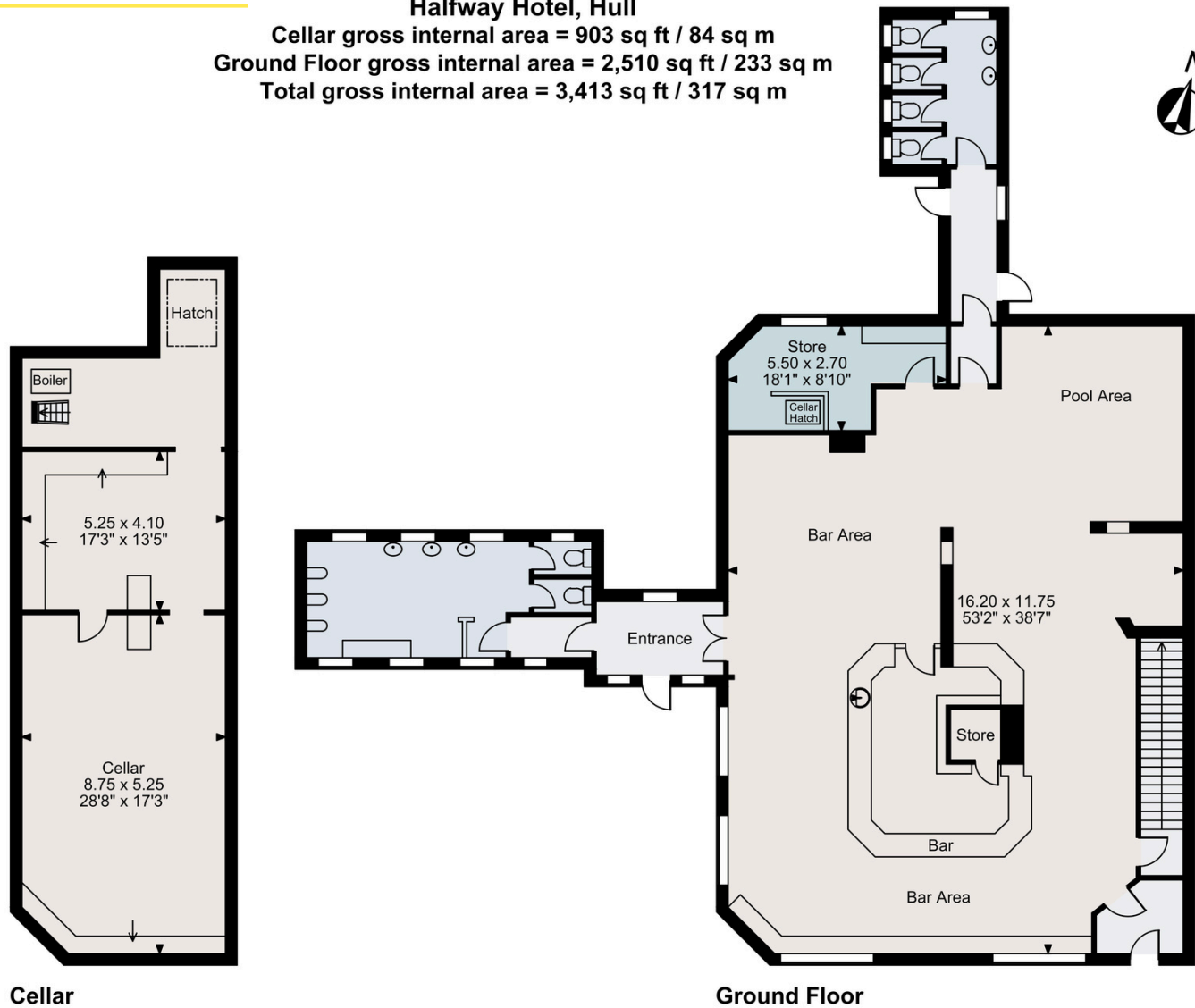
VIEWINGS

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

Halfway Hotel, Hull
Cellar gross internal area = 903 sq ft / 84 sq m
Ground Floor gross internal area = 2,510 sq ft / 233 sq m
Total gross internal area = 3,413 sq ft / 317 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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****Due to access constraints, we have been unable to measure the first and second floors of the property. For illustrative purposes only and on a non-reliance basis, we have estimated the the total Gross Internal Area at 7,613 SQ FT.**

HALFWAY HOTEL HESSLE ROAD, HULL, HU3 5AA

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