

Lot 6, The Wooden Cross, 153 Crouch Hill, Crouch End, London,

N8 9QH

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



London Freehold Long Let Public House Investment

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Property Information

| London Freehold Long Let Public House Investment | |
|--|---|
| <ul style="list-style-type: none">Newly refurbished & rebranded pub in Affluent North London locationNew 25 year lease to EI Group Limited with a guarantee from Stonegate Pub Company Limited (No Breaks)5 yearly CPI linked rent increases subject to 1% minimum and 4% maximum (compounded annually)Approximately 2,873 sq ft with beer gardenIncludes flat on second floorNearby occupiers include Waterstones, M&S Simply Food, Little Waitrose, Gail's, Boots the Chemist, Costa, Sainsburys and TescoLow capital value of £313 per sq ft on Guide Price | |
| Lot 6 | Auction 10th July 2025 |
| Rent £60,000 per Annum Exclusive | Status Available |
| Sector Public House | Auction Venue Live Streamed Auction |

| Location | |
|---|--|
| Miles | 1 mile south-west of Muswell Hill, 1.5 miles west of Highgate, 5 miles north of Central London |
| Roads | A1, A103, A109, A1201, A503 |
| Rail | Highgate (Northern Line), Crouch Hill Rail (Overground), Hornsey Train Station |
| Air | London Heathrow Airport, London Luton Airport |
| Situation | |
| <p>Crouch End is an affluent and fashionable North London suburb approximately 5 miles north of Central London. The property is situated on the west side of Crouch Hill, close to its junction with Crouch End Hill and Coleridge Road. Nearby occupiers include Waterstones, M&S Simply Food, Little Waitrose, Gail's, Boots the Chemist, Costa, Sainsburys and Tesco as well as several well known pubs.</p> | |
| Tenure | |
| Freehold. | |

| Description |
|---|
| The property comprises a newly refurbished and rebranded public house arranged over the ground, basement, first and second floors, and benefitting from an external beer garden and a flat on the second floor. |
| VAT |
| VAT is applicable to this lot. |

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m (1) | Floor Areas Approx sq ft (1) | Tenant | Term | Rent p.a.x. | Rent Review |
|---------------------------------------|---|-----------------------------------|------------------------------------|--|---|-------------|---|
| Ground Basement First Second | Public House Ancillary Ancillary Residential | 267.00 | (2,873) | EI GROUP LIMITED with a guarantee from STONEGATE PUB COMPANY LIMITED (2) | 25 years from 05/12/2024 until 04/12/2049 | £60,000 | 05/12/2029 and 5 yearly thereafter to CPI (1% minimum and 4% maximum compounded annually) |
| Total | | 267.00 | (2,873) | | | £60,000 | |

(1) The areas stated above are sourced from the Energy Performance Certificate.

(2) Following the acquisition of EI Group, Stonegate Pub Company is now the largest pub company in Britain with over 4,500 sites. The company operates traditional pubs in both high street and suburban locations, as well as leading branded bars including Slug & Lettuce, Yates, Walk about and Be At One (www.stonegategroup.co.uk). The lease is also guaranteed by Town & City Pub Group Limited and Bay Restaurant Group Limited.

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