For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)





London Freehold Long Let Public House Investment

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- Newly refurbished & rebranded pub in Affluent North London location
- New 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 garden
- Includes flat on second floor
- Nearby occupiers include Waterstones, M&S Simply Food, Little Waitrose, Gail's, Boots the Chemist, Costa, Sainsburys and Tesco
- Low capital value of £313 per sq ft on Guide Price

Lot

6

Sector

Public House

Rent

£60,000 per Annum Exclusive

Auction Venue

Auction

Status

Available

10th July 2025

Live Streamed Auction

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

Location

Crouch End is an affluent and fasionable 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.

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		Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)		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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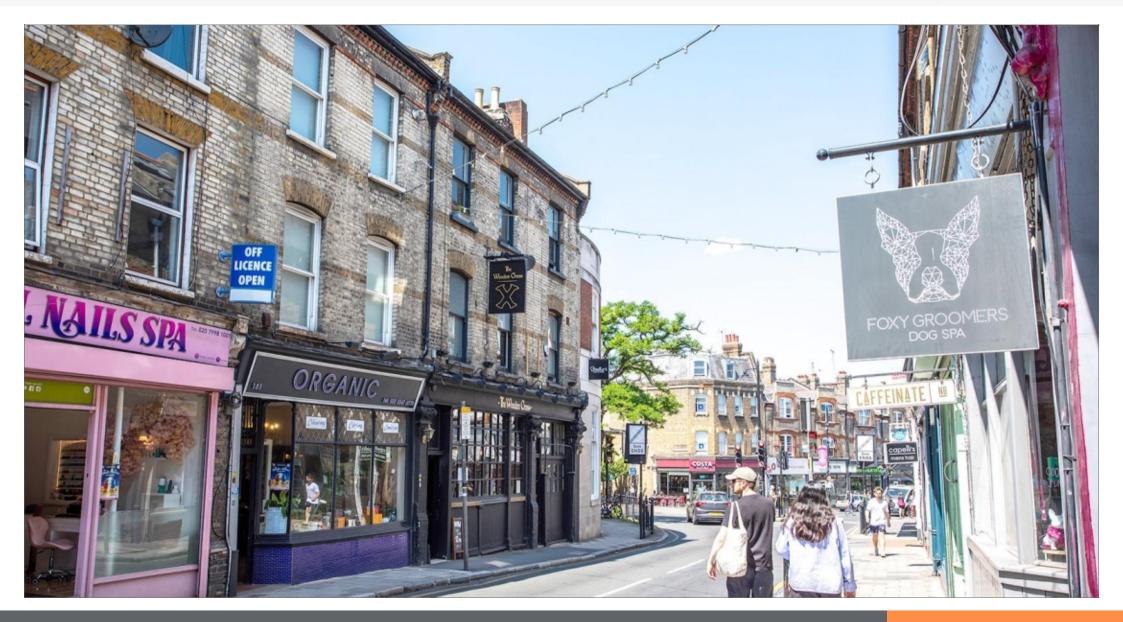




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acuitus Real Estate Auctioneering & Investment

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