

Lot 8, Hermits Cave Public House, 28 Camberwell Church Street, London, SE5 8QU

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Property Information

London Freehold Long Let Public House Investment

- Prominent public house located in the heart of Camberwell
- Entirely let to EI Group Limited with a guarantee from Stonegate Pub Company Limited
- 25 year lease from May 2024 (no breaks)
- 5 yearly CPI linked rent increases subject to 1% minimum and 4% maximum (compounded annually)
- Lease includes large refurbished 4-bed maisonette over two floors
- Approximately 326.18 sq. m. (3,511 sq. ft.)
- Recent approach for new advertising hoarding on flank wall

Lot

8

Auction

12th February 2026

Rent

£75,000 per Annum

(with CPI rent increases in 2029 & 5 yearly)

Sector

Long Let Public House with CPI Increases

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 3 miles south-east of Westminster, 2 miles south-east of Charing Cross, 3 miles south-east of the City of London

Roads A202, A2, A3

Rail Denmark Hill Overground Station (Approx. 9 mins to London Victoria), Loughborough Junction Rail Station

Air London City Airport, London Heathrow Airport

Situation

The property is prominently situated on the corner of Camberwell Church Street, a prime retail and leisure thoroughfare in Camberwell. Nearby occupiers include a range of local eateries and businesses.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a public house arranged on the ground floor with ancillary accommodation in the basement. The property also includes a substantial refurbished 4 x bed maisonette on the first and second floors.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (GIA)	Floor Areas Approx sq ft (GIA)	Tenant	Term	Rent p.a.	Rent Review
Ground Basement First/Second	Public House Ancillary Residential - 4 x bed maisonette	108.79 56.21 79.34 81.85	(1,171) (605) (854) (881)	EI GROUP LIMITED with a guarantee from STONEGATE PUB COMPANY LIMITED (1)	25 years from 30/05/2024 until 29/05/2049 (no breaks)	£75,000	30/05/2029 and 5 yearly thereafter to CPI (1% minimum and 4% maximum compounded annually)
Total		326.18	(3,511)			£75,000	

(1) 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).

Lot 8, Hermits Cave Public House, 28 Camberwell Church Street, London, SE5 8QU

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 8, Hermits Cave Public House, 28 Camberwell Church Street, London, SE5 8QU

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 8, Hermits Cave Public House, 28 Camberwell Church Street, London, SE5 8QU

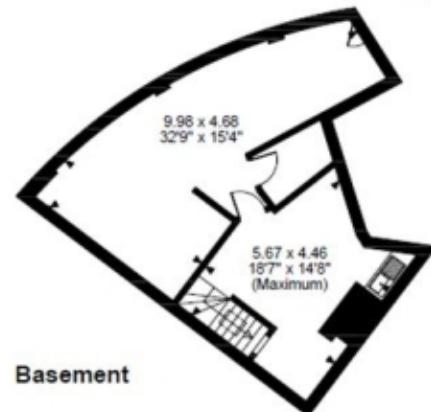
For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 8, Hermits Cave Public House, 28 Camberwell Church Street, London, SE5 8QU

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)

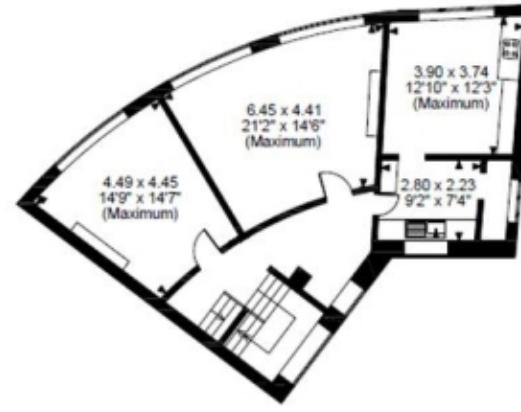
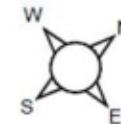
Camberwell Church Street, SE5
Approximate Gross Internal Area
Basement = 605 Sq Ft/56 Sq M
Ground Floor = 1171 Sq Ft/109 Sq M
First Floor = 854 Sq Ft/79 Sq M
Second Floor = 881 Sq Ft/82 Sq M
Total = 3511 Sq Ft/326 Sq M



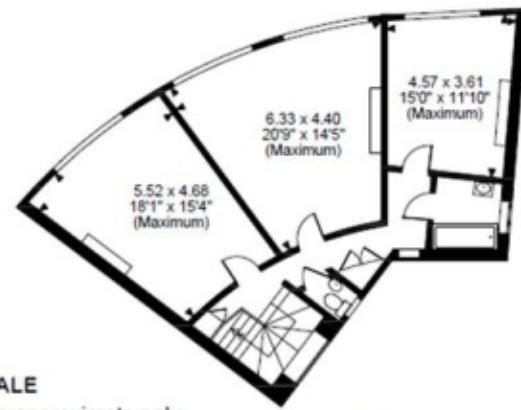
Basement



Ground Floor



First Floor



Second 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/8552507/JKE

Lot 8, Hermits Cave Public House, 28 Camberwell Church Street, London, SE5 8QU

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Flaggate LLP
16 Great Queen Street
London
WC2B 5DG

Gavriel Cohen
0203 036 7250
gcohen@flaggate.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024