

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For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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## 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.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (GIA)	Floor Areas Approx sq ft (GIA)	Tenant	Term	Rent p.a.	Rent Review
Ground	Public House	108.79	(1,171)	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)
Basement	Ancillary	56.21	(605)				
First/Second	Residential - 4 x bed maisonette	79.34	(854)				
		81.85	(881)				
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).



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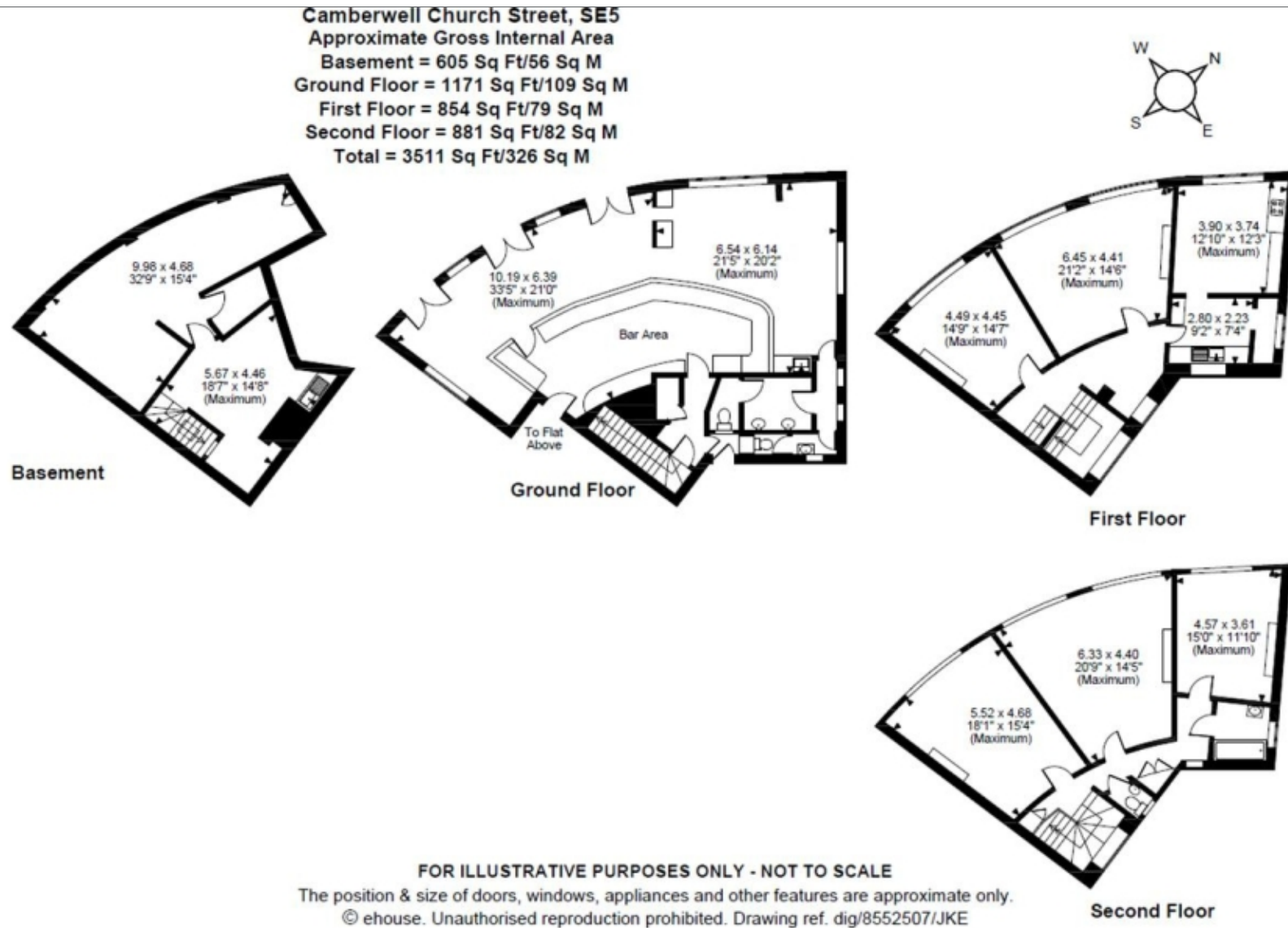
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## Contacts

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2024