

Lot 6, Ye Olde Rose & Crown, 53 Hoe Street, Walthamstow,

London E17 4SA

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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Property Information

London Freehold Long Let Public House Investment

- Prominent public house located in a popular East 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)
- Approx. area of 931.00 sq. m. (10,017 sq. ft.) over Ground, Basement, First and Second Floors
- Includes a 3 x bed flat on the second floor
- Nearby occupiers include McDonald's, Pepe's, Popeyes, Nando's and a range of local retailers, restaurants and cafés

Lot 6
Auction 11th June 2026

Rent £96,000 per Annum Exclusive
Status Available

Sector Public House
Auction Venue Live Streamed Auction

Location

Miles 5 miles north of Canary Wharf, 5 miles north east of the City of London

Roads A12, A10, A406, A112

Rail Walthamstow Central Railway Station (Overground & Victoria line)

Air London Heathrow Airport, London Gatwick Airport, London City Airport, London Stanstead Airport

Situation

The property is located in the popular east London suburb of Walthamstow. It is situated in a prominent position on the east side of Hoe Street, close to Walthamstow Central Railway Station (London Overground and Victoria Line services), providing direct access to Central London and London King's Cross. Nearby occupiers include McDonald's, Pepe's, Popeyes, Nando's and a range of local retailers, restaurants and cafés, with the nearby 17&Central Shopping Centre situated adjacent to the Railway Station.

Tenure

Freehold.

Description

The property comprises a public house arranged on the ground floor with ancillary accommodation in the basement. The property also includes a theatre on the first floor and a 3 x bed flat on the second floor.

VAT

VAT is applicable to this lot.

Completion Period

6 weeks

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review |
|--------------|-----------------------|----------------------------|-----------------------------|--|--------------------------|----------------|---|
| Ground | Public House | 394.00 | (4,244) | EI GROUP LIMITED with a guarantee from STONEGATE PUB COMPANY LIMITED (1) | 25 years from 16/01/2026 | £96,000 (2) | 5 yearly to CPI (1% minimum and 4% maximum compounded annually) |
| Basement | Ancillary | 206.00 | (2,216) | | | | |
| First | Theatre | 229.00 | (2,461) | | | | |
| Second | Residential - 3x Flat | 102.00 | (1,096) | | | | |
| Total | | 931.00 | (10,017) | | | £96,000 | |

(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).

(2) The property has been entirely sublet at £115,000 per annum.

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