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**YE OLDE ROSE & CROWN, WALTHAMSTOW, E17  
FREEHOLD PUB INVESTMENT**

**YE OLDE ROSE & CROWN, 53 HOE ST, LONDON  
WALTHAMSTOW, E17 4SA**

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## **INVESTMENT SUMMARY**

### **Freehold Investment Let To UK's Largest Pub Company**

- Let to Ei Group Ltd (wholly owned subsidiary of Stonegate Pub Company Ltd) with a guarantee from Stonegate Pub Company Ltd
- Attractive corner pub with a theatre and residential accommodation in the upper floors
- Lease term of 25 years from January 2026, expiring in January 2051 (no breaks)
- Passing rent of £96,000 pa, five yearly rent reviews via CPI with an annual collar and cap of 1% and 4%
- Circa 600 metres south of Walthamstow Central underground and overland railway station
- Gross internal area of approximately 930 sq m (10,000 sq ft)
- Low capital value of circa £160 per sq ft at the guide price

**OFFERS IN THE REGION OF £1,600,000**  
**5.65% NET INITIAL YIELD** (assuming standard purchaser's costs)

**SUBJECT TO CONTRACT** - Sole Selling Rights



# LOCATION

The property is situated within an area administered by the London Borough of Waltham Forest, approximately 600 metres north of Walthamstow Underground (Victoria Line) and overground railway station.

The pub is located on Hoe Street at its junction with Richards Place. Nearby occupiers include Tesco Extra, Specsavers and Yard Sale Pizza.

The commercial centre of Walthamstow / High Street is approximately 350 metres south of the property.

Walthamstow is a vibrant district in north east London, located circa 12 kilometres (7.5 miles) north east of Central London (Charing Cross). It's known for its mix of urban life, historic areas like Walthamstow Village, strong transport links (Victoria Line/Overground), and bordering areas such as Tottenham, Leyton, and Woodford.

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## THE PROPERTY

An imposing corner property comprising three storeys built above basement with a patio / yard area to the rear.

The property dates to the late 1800's. The building comprises a sizeable pub in the ground floor with a theatre at first floor level, three bedroom living accommodation at second floor and a basement providing usual cellarage / storage.

Approximate floor areas are as follows:-

<b>Ground floor</b>	394 sq m (4,244 sq ft)
<b>Cellar</b>	206 sq m (2,216 sq ft)
<b>First floor</b>	229 sq m (2,461 sq ft)
<b>Second</b>	102 sq m (1,096 sq ft)
<b>Total</b>	<b>931 sq m (10,017 sq ft)</b>

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Internally the pub is set out as follows:-

### Basement

Cellar and storage areas, boiler room.

### Ground floor

Open plan trade area with central bar servery. Function room. Male and female WC's, kitchen; wash up, dry store, staff WC, office.

### First floor

Theatre, theatre bar, male and female WC's, performers changing room, also a shower room / WC.

### Second floor

Three-bedroom flat.

### External

Terrace / patio storage area with an external staircase to the rear of the pub.

Seating to the front included within the demise.

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## TENURE

The whole property is let to Ei Group Ltd (company no. 2562808) with Stonegate Pub Company Ltd appointed as guarantor.

The lease term is 25 years from January 2026 with a passing rent of £96,000 per annum.

The lease is subject to five yearly upward only rent reviews via Consumer Price Index (CPI) with an annual collar and cap of 1% and 4%.

## THE COVENANT

Ei Group Ltd (02562808) is a wholly owned subsidiary of Stonegate Pub Company Ltd (FC029833).

Stonegate Pub Company is the UK's largest pub company with over 4,300 sites, circa 80% of which are owned freehold and worth an estimated £3bn. The company holds a 10% share of the UK pub market.

The combined business benefits from annual revenue of approximately £1.747 billion (53 weeks ended 29<sup>th</sup> September 2024).

Stonegate Pub Company Ltd re-financed their debt in July 2024, extending their debt terms to 2029.

## Public House Investment Transactions

Set out below are a selection of investment transactions from the last 12 months relating to London pub properties.

DATE	NAME	LOCATION	TENANT	PRICE	NET INITIAL YIELD
Jan-26	Avalon	Clapham	Ei Group	£4,000,000 (guide price)	5.81%
Jan-26	Kilburn Bridge	Kilburn	Ei Group	£1,650,000	5.71%
Jan-26	Crown	Hornchurch	Ei Group	£960,000	5.91%
Nov-25	Horse & Groom	Windsor	Ei Group	£1,800,000	4.82% (5.87% rev 2026)
July-25	Sir John Balcombe	Marylebone	Ei Group	£3,675,000	4.24% (5.16% rev 2026)
Jul-25	Latchmere	Battersea	Ei Group	£2,520,000	4.76% (5.8% rev 2026)
Jul-25	Hope	Farringdon	Ei Group	£1,900,000	4.09% (5% rev 2026)
May-25	Hillgate	Notting Hill	Ei Group	£3,000,000	4.40% (5.35% rev 2026)
Feb-25	Albion	Islington	Punch Taverns	£2,870,000	4.55%

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## SERVICES

We are advised that the property is connected to all mains services.

## LICENSING

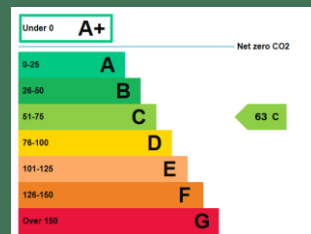
It is understood that the Premises Licence permits the sale of alcohol from the hours of 10:00 am until midnight Sunday to Thursday and from 10:00 am until 02:00 am on Friday and Saturday.

## PLANNING

It has been ascertained from enquiry of the London Borough of Waltham Forest that the property is not listed and it is not situated within a conservation area.

## EPC

The property has a energy rating C



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## RATING ASSESSMENT

The building is entered into the current (2023) Rating List as a 'Public House & Premises' with a Rateable Value of £67,600 (£61,250 1<sup>st</sup> April 2026).

## BASIS OF SALE

The property is being offered for sale freehold subject to the existing lease. The vendor is seeking offers in the region of £1,600,000, equating to a Net Initial Yield of 5.65% (assuming standard purchaser's costs). Capital value of approximately £160 per sq ft at the guide price.

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## SITE PLAN

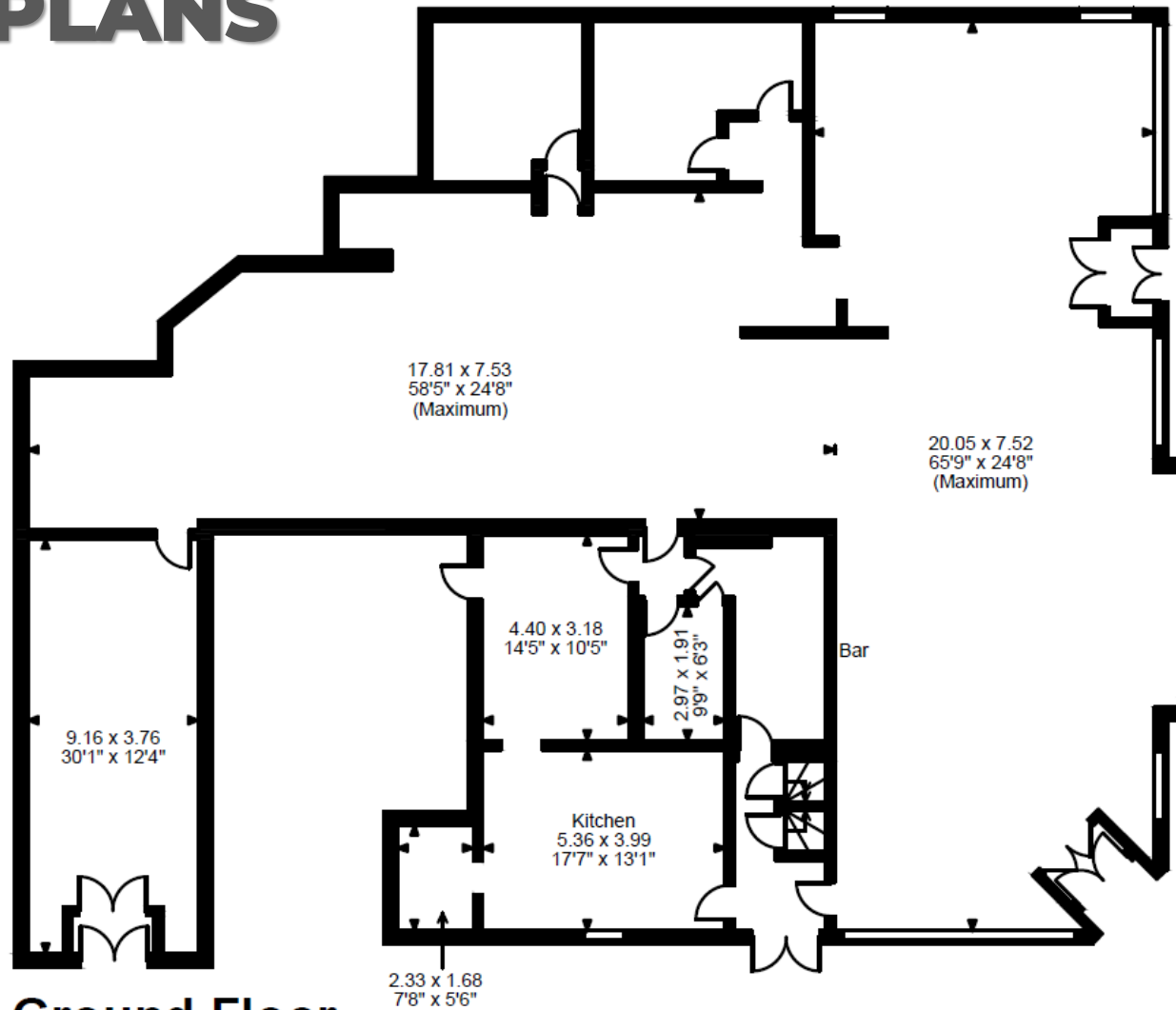


The above site plan is not to scale and is provided for indicative purposes only (source Nimbus Maps).

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## FLOOR PLANS



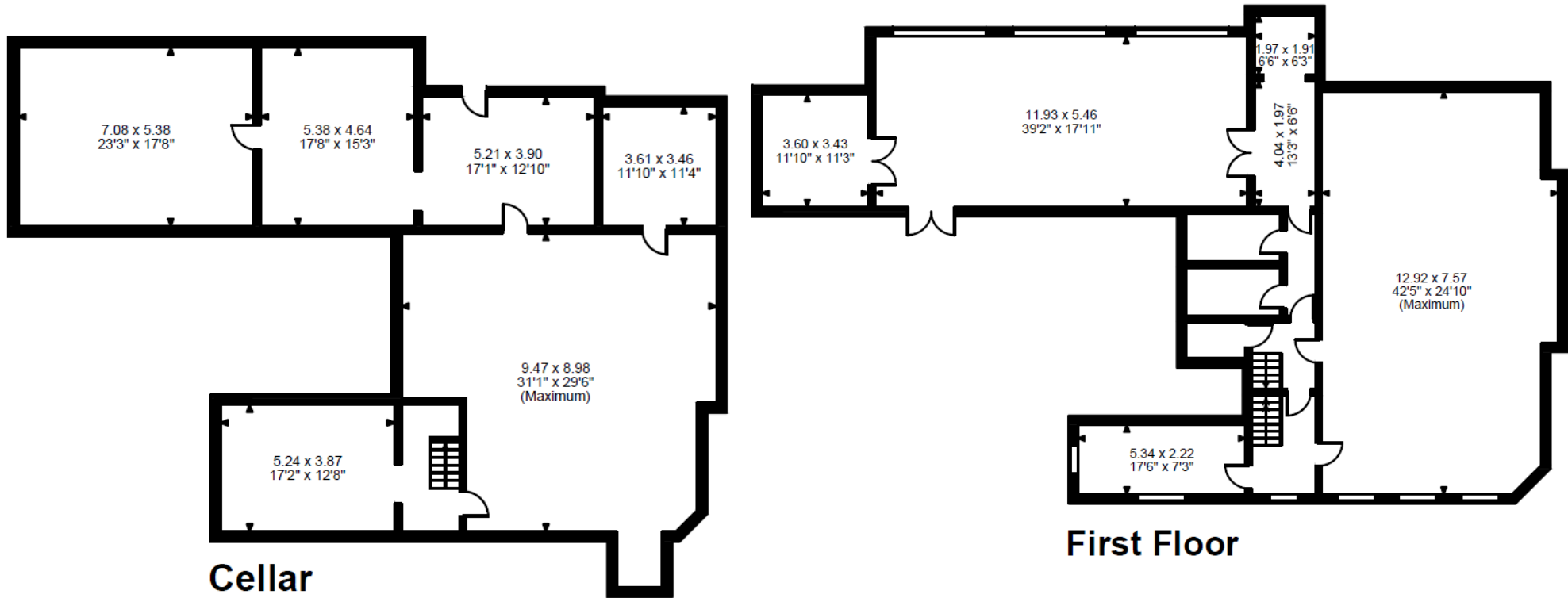
**Ground Floor**

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# VIEWINGS & FURTHER INFORMATION

**On the instructions of Eastway Estates**

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**Please do not engage in conversation with any customers or staff regarding this sale.**

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