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**HOXLEY & PORTER, NI  
FREEHOLD INVESTMENT  
(VACANT POSSESSION MAY BE AVAILABLE, SUBJECT TO NEGOTIATIONS)**



# HOXLEY & PORTER 153 UPPER STREET, ISLINGTON, LONDON, N1 1RA INVESTMENT SUMMARY

## Let To UK's Largest Pub Company

- Entire building let to Ei Group Ltd (wholly owned subsidiary of Stonegate Pub Company Ltd)
- Fronts busy, high-footfall pitch, strong and established leisure circuit
- Attractive Grade II listed building
- Passing rent of £100,377 pa, five yearly rent reviews with RPI linked reviews (2% Collar & 4% Cap)
- 35-year lease from 2010, expiring August 2045 (no breaks)
- Gross internal area 346 sq m (3,772 sq ft)
- Circa 600m south of Highbury & Islington Station (Victoria Line and London Overground Line)
- Vacant possession may be available (subject to negotiations)

## VIDEO TOUR

## FREEHOLD OFFERS INVITED SUBJECT TO CONTRACT

Joint Sole Agent

LONF711

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# LOCATION

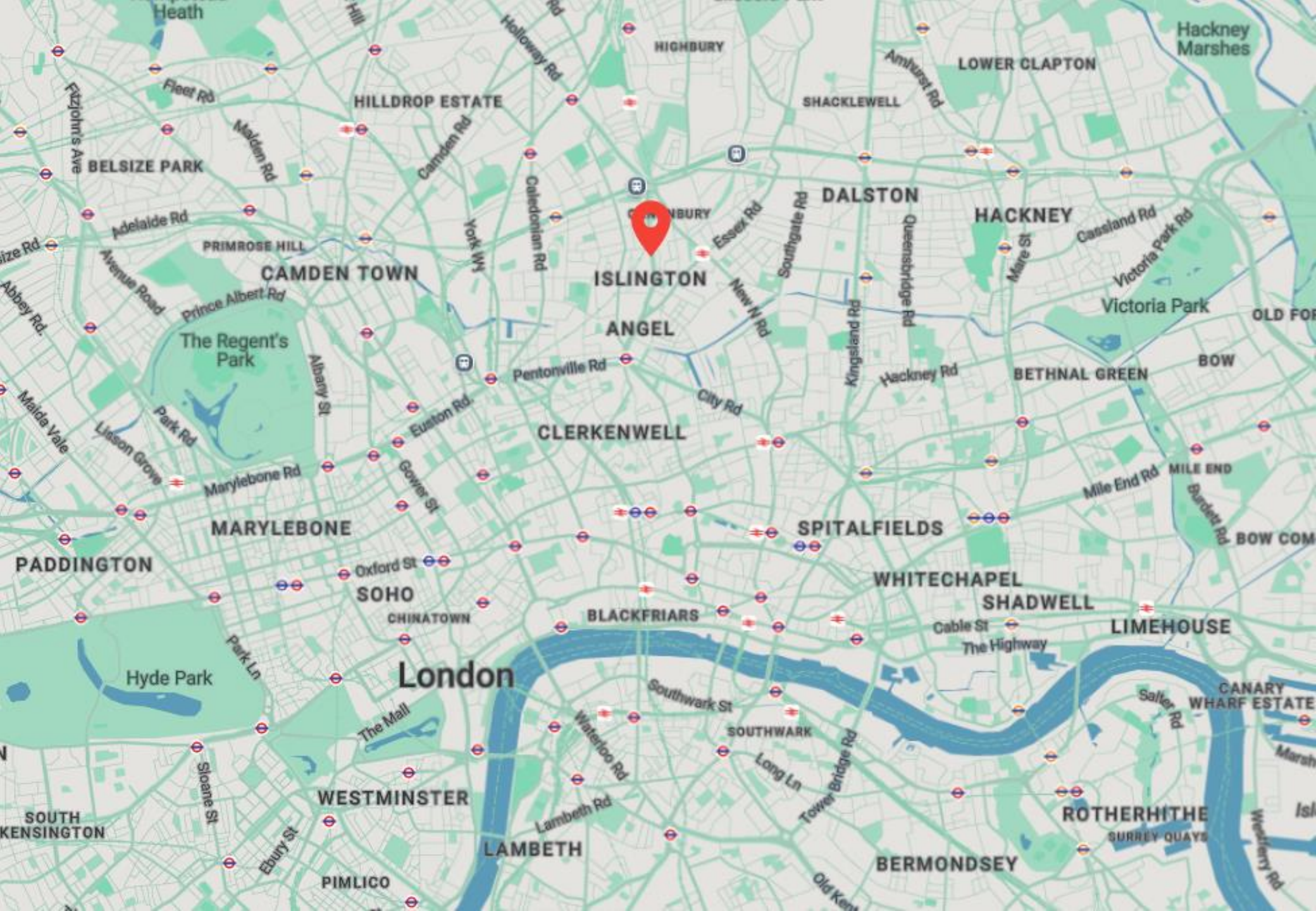
The pub lies within an area administered by the London Borough of Islington, approximately three kilometres (less than two miles) north west of the City of London (Liverpool Street Station).

The site fronts the western side of Upper Street (A1) near its junction with Waterloo Terrace.

It fronts a busy, high footfall pitch and is surrounded by a mixture of retail and leisure properties.

Highbury & Islington Underground Station (Victoria & London Overground Lines) lies circa 600 metres to the north with Angel Underground Station (Northern Line situated circa 900 metres to the south).

**153 UPPER STREET, ISLINGTON, LONDON N1**



# HOXLEY & PORTER, N1

## THE PROPERTY

An attractive, mid-terraced building dating back to the late 1800's, built over three storeys above part basement.

Approximate floor areas are as follows:-

<b>Ground floor</b>	160 sq m ( 1,722 sq ft)
<b>First floor</b>	73 sq m ( 785 sq ft)
<b>Second</b>	45 sq m ( 484 sq ft)
<b>Basement</b>	68 sq m ( 731 sq ft)
<b>Total</b>	<b>346 sq m (3,722 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:-

### Ground floor

Open plan trade area, decorated in a traditional style, fitted with a single side servery. A set of male and female customer wc's lie to the rear.

### First floor

Trade kitchen to the front. In addition to a self-contained flat comprising:- four rooms, open plan kitchen and access to a sizeable flat roof area.

### Second floor

Provides two bedrooms and a shower room with wc.

### Basement

Cold beer store and ancillary storage area

**153 UPPER STREET, ISLINGTON, LONDON, N1 1RA**

## 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 recent investment transactions 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%

## 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 35 years from July 2010 with a passing rent of £100,377 per annum.

# HOXLEY & PORTER, N1 SERVICES

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

## LICENSING

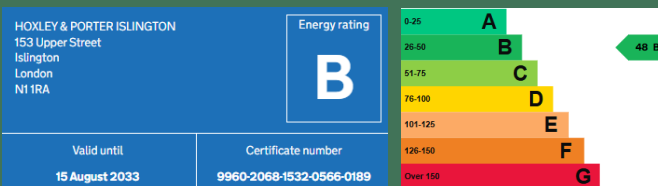
It is understood that the Premises Licence permits the sale of alcohol from 10:00 am until midnight Sunday to Wednesday, from 10:00am until 1:00am on Thursday, and from 10:00 am until 3:00 am on Friday and Saturday.

## PLANNING

It has been ascertained from enquiry of the London Borough of Islington that the property is Grade II listed and lies within the 'Upper Street Conservation Area'.

## EPC

The property has an energy rating B



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# RATING ASSESSMENT

The building is entered into the current Rating List as a 'Public House & Premises' with a Rateable Value of £21,000 with effect from 1<sup>st</sup> April 2026.

## BASIS OF SALE

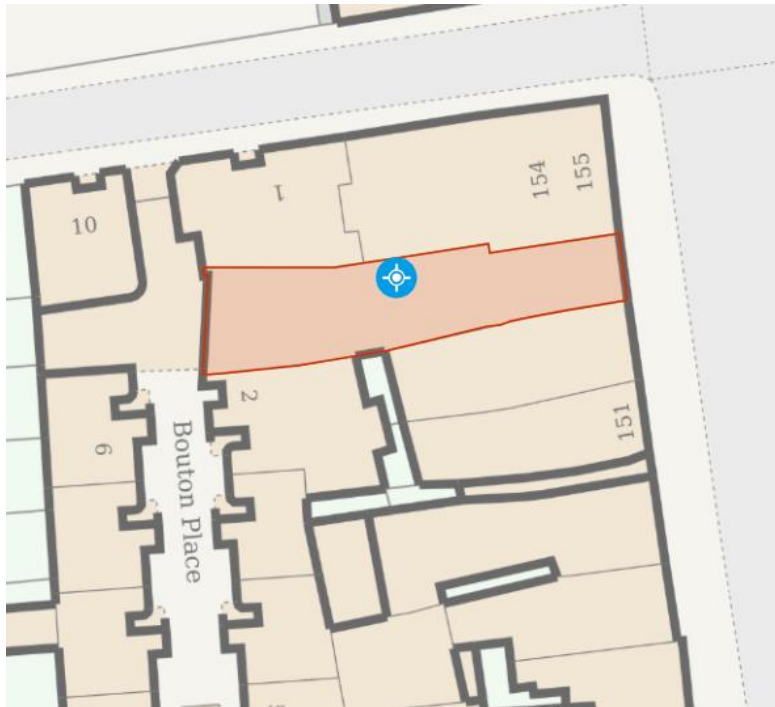
Unconditional offers are invited for the freehold interest, subject to lease.

For further information, contact:  
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## SITE PLAN



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

**153 UPPER STREET, ISLINGTON, LONDON, N1 1RA**

# FLOOR PLANS



Basement

Ground Floor

First Floor

Second Floor

The above plans are not to scale and is provided for indicative purposes only . .



VAVIEN  
Breakfast • Lunch • Dinner

mud  
austral

HOXLEY & PORTER

Boutique

Boutique

Boutique

Boutique

## VIEWINGS & FURTHER INFORMATION

**Neither staff nor customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance.**

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

### PLEASE CONTACT:

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**Joint Agent**

**David Matthews**

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The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

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