

HAGEN & HYDE

157 BALHAM HIGH ROAD, LONDON SW12 9AU

A RARE OPPORTUNITY TO ACQUIRE A CENTRALLY LOCATED FREEHOLD PUBLIC HOUSE INVESTMENT
IN THE VIBRANT SOUTH WEST LONDON SUBURB OF BALHAM

BEER GARDEN

HAGEN & HYDE

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LIVE SPORT

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PIZZA

BEER GARDEN & ROOF TERRACE



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LONDON SW12

INVESTMENT SUMMARY

A rare opportunity to acquire a centrally located freehold public house investment in the vibrant south west London suburb of Balham

- ❑ Freehold public house investment
- ❑ Prime location in the heart of Balham close to the Underground Station, McDonald's, Sainsbury's and Boots
- ❑ Substantial property over basement, ground and three upper floor levels extending to approximately 649.5 sq m/6,988 sq ft
- ❑ Let to the award winning pub group Urban Pubs & Bars who currently operate 54 venues across Greater London
- ❑ Current rent £264,423 per annum
- ❑ Five yearly RPI linked reviews subject to a collar of 2% and cap of 4% with the next rent review due on 17th May 2029. From 1st January 2030 the review index will be CPIH +1%
- ❑ Lease expiry in May 2044
- ❑ Business unaffected by sale

We are seeking offers in excess of £4,320,000 reflecting a net initial yield of 5.75% and a capital value per square foot of £618.



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LOCATION

Located in the desirable south London neighbourhood of Balham, just north of Tooting and south of Clapham, an area known for its strong residential catchment and thriving café and bar scene. Hagen & Hyde occupies a prominent position on Balham High Road (A24) in the heart of Balham town centre.

The property is surrounded by a mix of national and independent operators, with nearby occupiers including McDonald's, Sainsbury's, Joe & The Juice, Oliver Bonas and The Cyclist (Urban Pubs & Bars).

Balham Underground and National Rail Station is within a 2-minute walk, offering fast and frequent services to Central London via the Northern Line and overground trains to Clapham Junction and London Victoria.



DESCRIPTION

Hagen & Hyde occupies a mid-terraced position and is arranged over ground, basement and three upper floor levels. The property is of brick construction under a mix of pitched and flat roofs.

ACCOMMODATION

GROUND FLOOR

Open plan customer trading area with a traditional wooden bar servery and a variety of loose tables and chairs for approximately 116 covers. A separate lounge bar restaurant area is provided to the rear of the ground floor which provides a further 82 covers. A catering kitchen and customer WC's are also provided at this level.

BASEMENT

The basement comprises of customer WC's, a beer cellar, manager's office and various stores.



MEZZANINE

Additional trading area with customer seating for approximately 70 covers along with a catering kitchen.

FIRST

Recently refurbished one bedroom staff apartment.

SECOND

Two recently refurbished staff studio apartments.

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EXTERNAL

There are three separate customer terraces to the rear of the property.

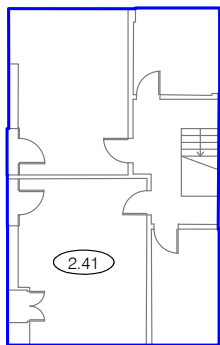
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APPROXIMATE FLOOR AREAS

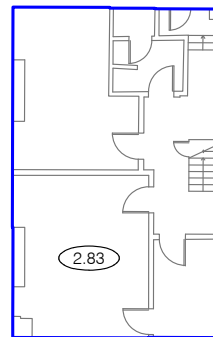
The property has the following approximate Gross Internal Areas:

Level	Use	Sq M	Sq Ft
Ground	Trading & Ancillary	272.0	2,928
Basement	Ancillary	106.2	1,143
Mezzanine	Trading & Ancillary	119.6	1,287
First	Accommodation	73.7	793
Second	Accommodation	78.0	837
Total		649.5	6,988

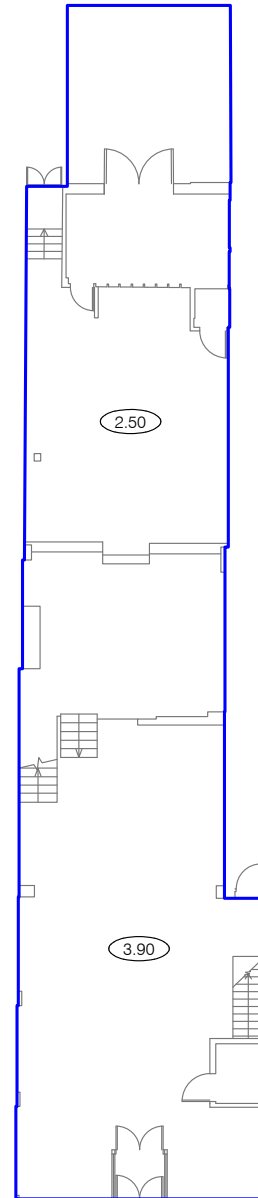
SECOND



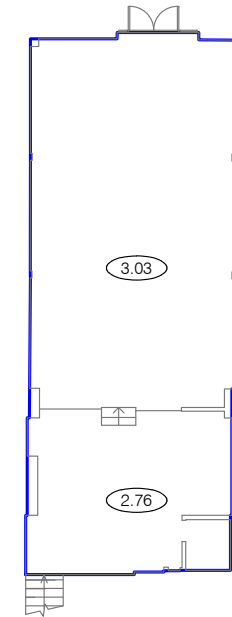
FIRST



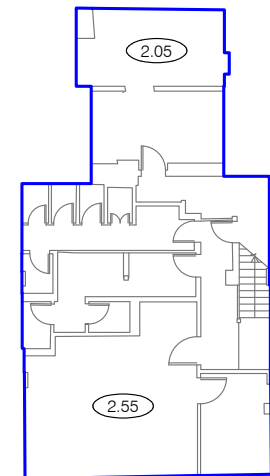
GROUND



MEZZANINE



BASEMENT



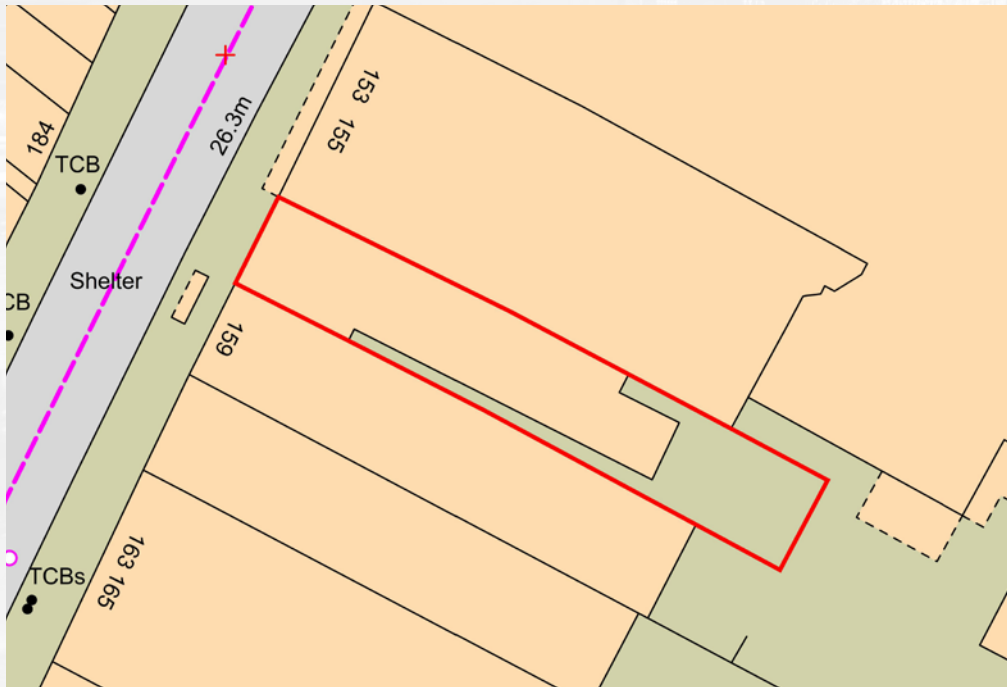
TENURE AND TENANCY

The property is held freehold (Title Number TGL367224).

The property is let to Urban Pubs & Bars London Limited (Company Number 08774738) on a 25-year lease expiring on 16th May 2044 at a current rent of £264,423 per annum. Within the lease the tenant has the right to renew for an additional 25-year term provided that notice is served within the final year of the lease but no later than 6 months from expiry. The rent is subject to five yearly upwards only reviews in line with RPI subject to a collar of 2% per annum and a cap of 4% per annum however, from 1st January 2030 the review index will be CPIH +1%. The next rent review is due on 17th May 2029, but, please note that from 2039 the rent is subject to annual rolling rent reviews until expiry.

PLANNING

Our initial enquiries of the local authority have revealed that the property is not listed or situated within a conservation area.



COVENANT

The property is let to the award winning pub group Urban Pubs & Bars, one of the largest privately owned pub, bar and restaurant operators in London with 54 venues all of which are located across Greater London. The group were founded in 2014 by leading sector operators Nick Pring and Malcolm Heap and grew quickly before receiving significant investment from Davidson Kempner and Global Mutual in August 2021. This transaction has provided the group with additional capital to develop and invest in the existing business alongside further acquisitions including 13 pubs from London operator Bar Works in 2021, 3 sites from InBev in 2022 and more recently 11 former Antic pubs, which included Hagen & Hyde, in August 2024. The company were named Best Pub/Bar Company and the MCA Hospitality Awards in March 2025.

The tenant company Urban Pubs & Bars London Limited (Company Number 08774738) has published the following financial information.

Year	52 weeks to 30 April 2023	52 weeks to 28 April 2024
Turnover	£52,155,550	£60,532,709
Operating Profit (£000's)	£1,246,116	£1,460,918
Net Assets	£21,202,756	£22,363,674

Given the continued growth of the company revenue is expected to have increased when their next accounts are published.

Since acquiring Hagen & Hyde the company have invested heavily in the refurbishment of the premises which are now fitted to a very high standard.





THE MARKET

The leisure and hospitality sectors have continued to perform strongly as consumer demand remains strong, particularly in Greater London and the South East. This performance is illustrated by the latest trading updates from Young's and Fuller's who operate estates with a heavy concentration in these areas.

Operators	Recent Trading Update
Young's	Like for like sales growth of 5.7% for the period ended 31st March 2025
Fuller's	Like for like sales growth of 5.2% for the period ended 29th March 2025

Investor demand for public house investments in Greater London has been increasing as can be seen by recent sales.

Property	Tenant	Price	Yield (NIY)	Date	Reviews
Prince of Wales, Clapham	Ei Group Limited	£1.13m	5.02%	June 24	RPI 5 yearly
Bedford, Balham	Ei Group Limited	£6.05m	5.26%	Sept 24	RPI 5 yearly
Victoria Taps, Victoria	Ei Group Limited	£2.8m	4.29%	Dec 24	
Albion, Islington	Punch	£2.87m	4.58%	Jan 25	Open market
Hillgate, Kensington	Ei Group Limited	£3.0m	4.40%	Jun 25	RPI 5 yearly

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FURTHER INFORMATION

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis that the purchasing entity is VAT registered.

Energy Performance Certificate

C-57

Terms

We are instructed to invite offers in excess of £4,320,000 (5.75% NIY) assuming usual purchaser's costs. A sale at this level would reflect a capital value of £618 per square foot.

The business will continue to trade unaffected from the premises during the marketing of the property and post completion of the sale.

Money Laundering

Money Laundering Regulations require Savills to conduct mandatory checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



VIEWING AND CONTACTS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational staff.

For further information and all viewing requests please contact the sole selling agents Savills.



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