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REDIFINING YOUR INVESTMENT JOURNEY

With exclusive access to carefully selected off-market opportunities, we help our members explore a diverse range of property investments — from residential blocks to commercial buildings — tailored to suit different strategies and goals.

**697-699 HIGH ROAD, SEVEN KINGS
GREATER LONDON, IG3 8RH**

KEY PROPERTY INFORMATION

- First time on the market in 24 years
- Freehold commercial building in Seven Kings, East London
- Situated close to Seven Kings Station (Elizabeth Line)
- Ground floor public house extending to approximately 5,500 sq ft
- 12 en-suite rooms on the upper floors
- Fully leased to one operator on a 15-year term
- Annual rental income: £200,000 per annum
- Hands-off investment with secure, long-term income
- Ideal for investors seeking stable, low-maintenance returns

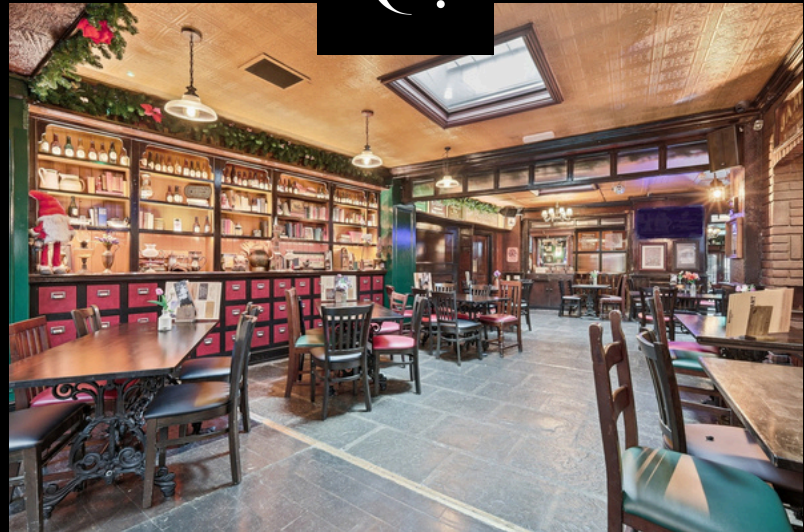
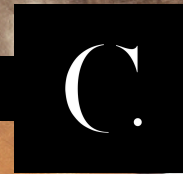
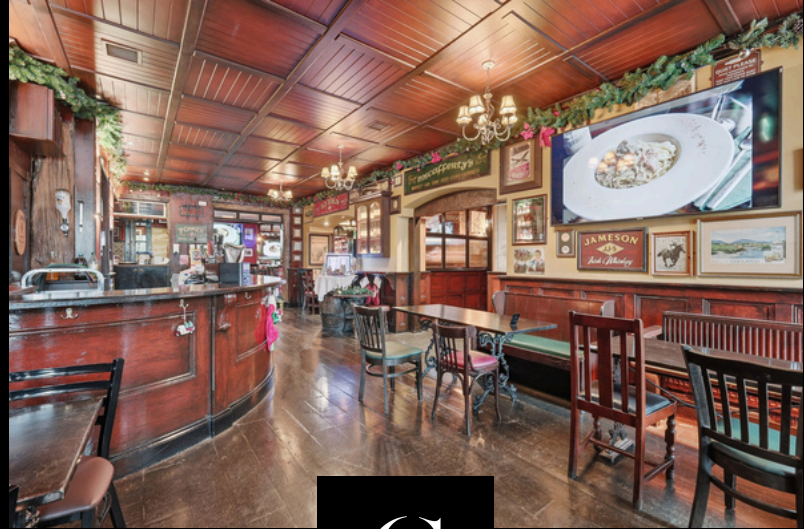
ASKING PRICE: £2,950,000

DESCRIPTION

Introducing a rare freehold investment opportunity, available for the first time in 24 years. This substantial commercial property is prominently positioned in Seven Kings, just moments from Seven Kings Station (Elizabeth Line), offering excellent connectivity across London and beyond.

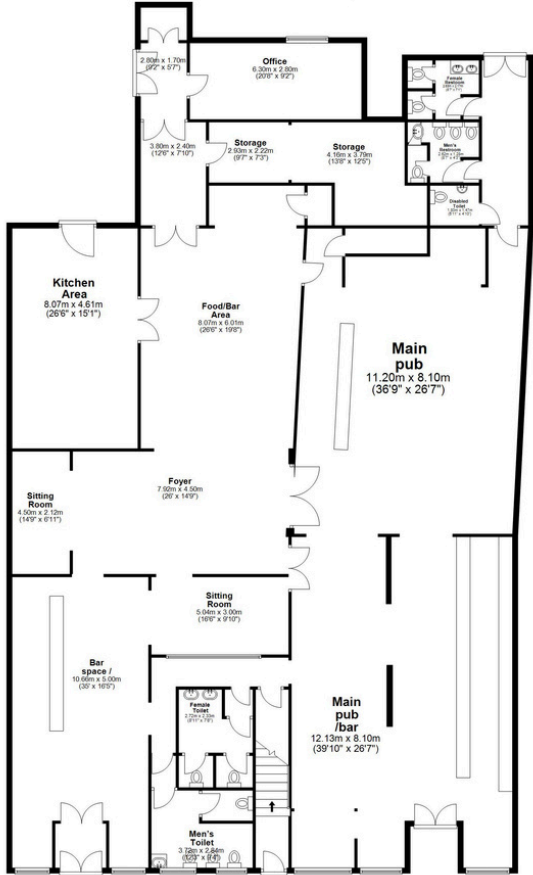
The building comprises a large ground floor public house extending to approximately 5,500 sq ft, together with 12 en-suite rooms arranged across the upper floors. The property is fully leased to a single, established operator on a 15-year term, providing a secure and entirely hands-off investment.

Currently producing a rental income of £200,000 per annum, this asset offers investors both strong covenant strength and long-term income stability in a thriving and well-connected London location.



FLOORPLAN

Ground Floor
Approx. 519.1 sq. metres (5587.7 sq. feet)



Total area: approx. 519.1 sq. metres (5587.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and is not responsible for any errors, omissions or misstatements. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wall thicknesses and door swings. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

Ground Floor

Approx. 146.6 sq. metres (1577.8 sq. feet)



First Floor

Approx. 103.4 sq. metres (1112.6 sq. feet)



Total area: approx. 249.9 sq. metres (2690.4 sq. feet)

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Plan produced using PlanUp.□

High Road Ilford Full Plan

IMAGES





LOCATION & TRANSPORT

Seven Kings is a well-established suburban district in the London Borough of Redbridge, located approximately 9 miles east of Central London. The area is primarily residential, supported by a busy local high street offering a mix of retail, hospitality, and service-based businesses.

Seven Kings Station, situated on the Elizabeth Line, provides direct rail connections to Liverpool Street (approximately 20 minutes), Tottenham Court Road (28 minutes), and Heathrow Airport (under 1 hour). The area also benefits from multiple bus routes and easy access to the A12, linking directly to the North Circular (A406) and M25 motorway.

Recent investment and infrastructure improvements driven by the Crossrail project have strengthened Seven Kings' position as a growing commercial and residential hub in East London. The area has seen consistent rental demand and stable capital values, appealing to both private and institutional investors seeking long-term income-producing assets.





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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.