

GEORGE STAPLES

273 BLACKFEN ROAD, SIDCUP DA15 8PR

FREEHOLD PUBLIC HOUSE INVESTMENT LET TO STONEGATE PUB COMPANY LIMITED



savills



HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Stonegate Pub Company Limited who are the largest pub company in the UK with over 4,200 pubs
- Property arranged over three levels extending to 7,834 Sq Ft (728 Sq M)
- Site extending to 0.736 acres
- Current rent of £128,000 per annum
- Lease expires June 2033
- The rent is subject to five yearly upward only open market rent reviews, with the next review due in June 2030
- We are instructed to invite offers in excess of £1,500,000 (8% NIY)
- Business unaffected by sale

LOCATION

Located in the London Borough of Bexley in South East London, 12.5 miles (20.1 kilometres) south east of Central London, 3.4 miles (5.5 kilometres) west of Sidcup town centre and 4.2 miles (6.8 kilometres) north west of Dartford.

The property is situated fronting Blackfen Road in the heart of Blackfen's established retail parade, within a busy mixed-use area. Nearby occupiers include Tesco Express, Iceland, Costa Coffee, Greggs, Superdrug and a range of independent retailers, cafés and local services. The location benefits from strong residential catchments and good connectivity to Sidcup, Welling and Bexleyheath.

LINKS

DRONE VIDEO



GOOGLE STREET VIEW



360 PANORAMIC



DESCRIPTION

The property comprises a detached public house building arranged over basement, ground and first floor levels, with a number of single-storey extensions. The building has painted rendered and part timber-clad elevations beneath a combination of pitched tiled and flat roofs.

ACCOMMODATION

- Ground Floor** The ground floor provides an open plan trading area arranged around a central U-shaped bar servery with seating on loose tables, chairs and bench seating for approximately 168 customers. Ancillary areas include a trade kitchen, manager's office, stores and customer WC's.
- Basement** The basement provides a beer cellar.
- First Floor** The first floor provides manager's accommodation comprising four bedrooms, living room, kitchen, bathroom, separate WC and stores.
- Externally** There is an extensive external trading area to the front of the property with bench seating and covered seating cabins for approximately 214 customers. The property also benefits from a substantial customer car park to the rear providing approximately 50 spaces.



TENURE

The property is held freehold (Title Number SGL57766).

TENANCY

The property is let in its entirety to Stonegate Pub Company Limited on a lease expiring 23 June 2033 at a current passing rent of £128,000 per annum which is subject to five yearly open market reviews with the next review on 24 June 2030.

PLANNING

The property is not listed and is not situated within a Conservation Area.

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

EPC

C-70



COVENANT

Stonegate Pub Company Limited is the UK’s largest pub-owning business, operating approximately 4,259 pubs, bars and late-night venues across the UK. For the 52 weeks ended 28 September 2025, the company reported revenue of £1.62 billion, statutory EBITDA of £421 million and net assets of £773 million.

Stonegate Group is backed by private equity firm TDR Capital and was established in 2010 following the acquisition of 333 pubs from Mitchells & Butler plc. In March 2020, Stonegate acquired Ei Group for £1.27 billion, creating the UK’s largest pub company and significantly expanding its managed, leased and tenanted estate.

In July 2024, Stonegate successfully completed a comprehensive refinancing programme. The refinancing included a c.£250 million shareholder contribution from funds managed by TDR Capital and followed the announcement of a £638 million financing package secured against a portfolio of 1,034 pubs, demonstrating continued shareholder and lender support for the business.

The company is renowned for its Slug & Lettuce and Yates brands; however, it operates a wide range of formats including Be At One, Popworld, Walkabout, Craft Union, Proper Pubs, Social Pub & Kitchen and Sports Bar & Grill, together with a substantial estate of traditional community pubs.

Stonegate Pub Company Limited has published the following financial results:

	52 Weeks to 28 September 2025	53 Weeks to 29 September 2024	52 Weeks to 24 September 2023
Revenue (£m)	£1,619	£1,747	£1,719
EBITDA (£m)	£421	£477	£442
Total Equity (£m)	£774	£791	£601
Number of Pubs	4,259	4,370	4,432

Stonegate Group



TERMS

We are instructed to invite offers in excess of £1,500,000 (8.0% NIY) assuming the usual purchasers costs.

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 the purchasing entity is VAT registered.

MONEY LAUNDERING

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



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VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills. Under no circumstances should any approach be made to any of the occupational tenants staff.

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