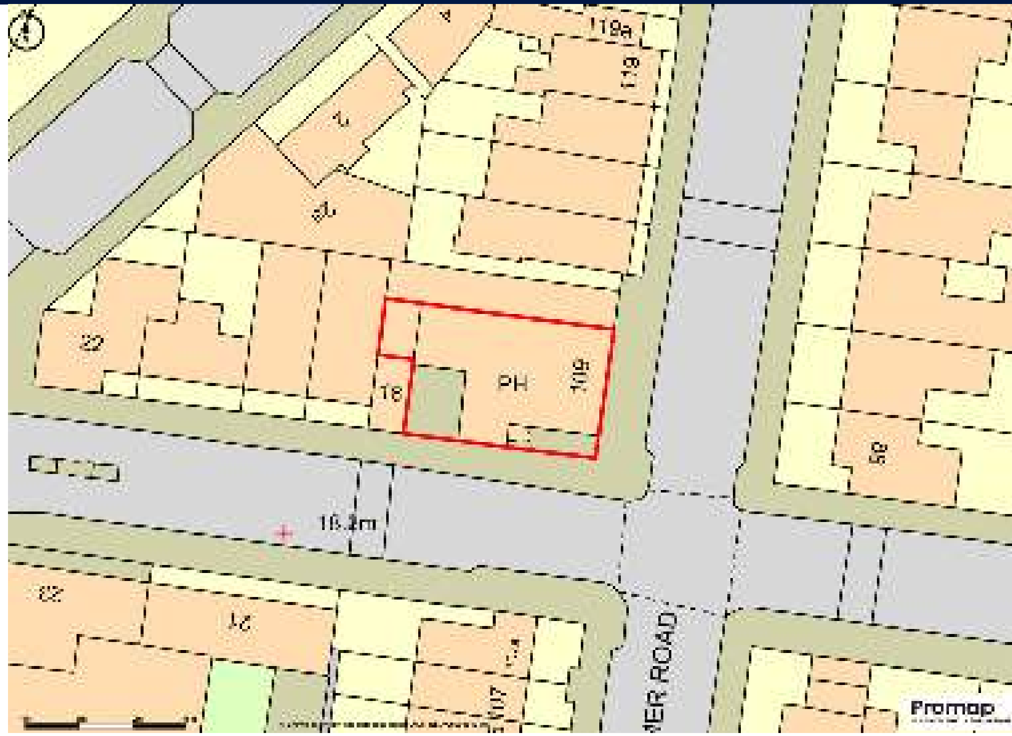
TALBOT

109 MORTIMER ROAD, LONDON, N1 4JY

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE


THE TALBOT
Asahi



HIGHLIGHTS INCLUDE:

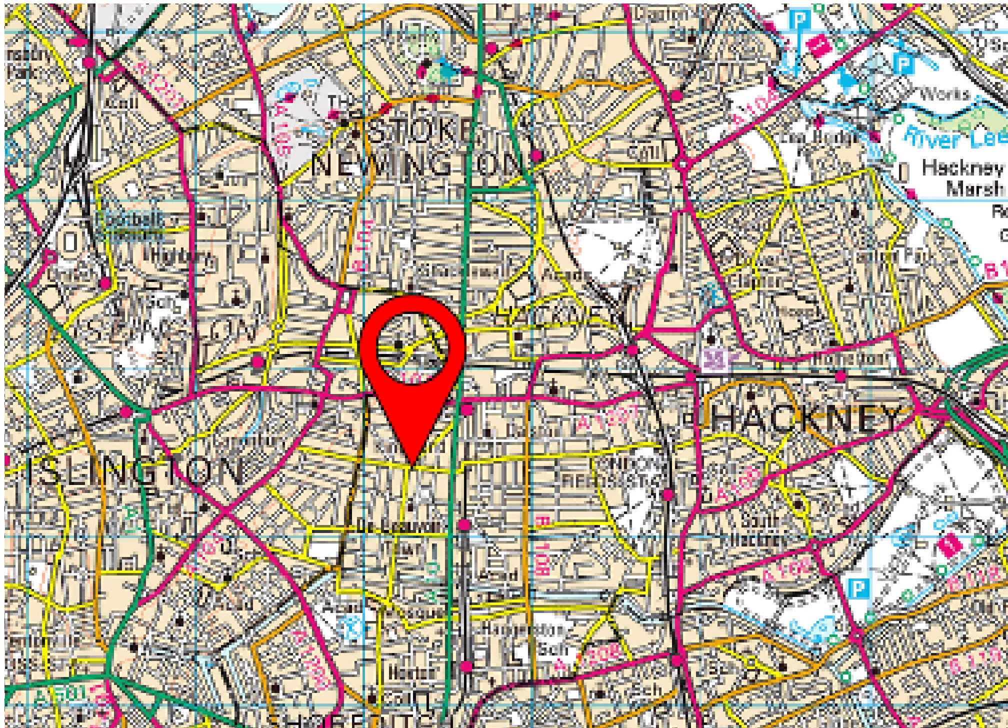
- Freehold pub investment located in the heart of Haggerston/Dalston
- Arranged over ground, basement, first and second floors extending to 6,167 Sq Ft (573 Sq M)
- Let to Ei Group Limited (wholly owned subsidiary by Stonegate Group)
- Rent £82,500 per annum
- Five yearly open market reviews
- December 2025 rent review outstanding
- Lease expires 30th November 2045 with a tenant break option on 1st December 2035
- Sublet to the C2K Group who currently operate 9 venues
- Offers are invited in excess of £1,200,000 (6.5% NIY) which reflects a low capital value per sq ft of £195
- The property will be entered in the Savills Auction on 20th October if not sold prior

LOCATION

The property occupies a prominent position on Mortimer Road in the popular De Beauvoir Town area of North London, between Islington and Dalston. The location benefits from a vibrant mix of residential, retail and leisure uses, with Dalston Junction and Haggerston stations both within easy reach, providing convenient access to Central London.

DESCRIPTION

The Talbot is arranged over ground, basement and two uppers floors of a two storey corner building with exposed brick and painted rendered elevations beneath a part pitched and part flat roof.



LINKS

GOOGLE STREET VIEW

LOCATION

ACCOMMODATION

Basement	The basement comprises cellar and stores.
Ground Floor	The ground floor provides an open plan trading area with a central bar servery and seating on loose tables and chairs. Ancillary accommodation includes a trade kitchen, stores and customer WC's.
First Floor	The first floor comprises two additional trading areas with a separate WC.
Second Floor	The second floor comprises the managers accommodation which provides two bedrooms, bathroom and living room.
Externally	There is an enclosed courtyard to the rear with seating on wooden benches as well as two balcony's at first floor with external seating. There is additional seating to the front elevation which is held by way of a pavement licence.

PLANNING

The property is not listed but it is situated within the De Beauvoir Conservation Area.

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupation tenant and are excluded from the sale.

EPC

C-62

TENURE

The Property is held freehold (Title Number LN174301).

FLOORPLAN

TOTAL: 573 m2

Basement: 92 m2, Ground floor: 270 m2, 1st floor: 120 m2, 2nd floor: 91 m2

TENANCY

The entire property is let to Ei Group Limited (Company No. 02562808) on a 35 year FRI lease from 1st December 2010 (Title Number AGL22917) at a current rent of £82,500 per annum which is subject to five yearly open market reviews. The rent review on 1st December 2025 remains outstanding and there is a tenant break option on 1st December 2035.

The entire property is sublet to the C2K Group https://c2kgroupuk.com on a tied sublease.

COVENANT

Ei Group Limited is wholly owned by the Stonegate Group which is the largest pub company in the United Kingdom and is backed by TDR Capital. Stonegate currently own and operate 4,259 pubs/bars with revenue of £1,619m in the 52 weeks to 28 September 2025.

In July 2024 Stonegate Group completed their debt refinancing requirements which resulted in TDR Capital making a £250m shareholder contribution demonstrating their continued support for the business. This follows the refinancing agreement with Apollo in December 2023 for £638m in relation to c1,000 pubs within the Stonegate estate.

The company is renowned for its Yates and Slug & Lettuce brands however they operate a number of formats including Popworld, Walkabout, Be at One, Craft Union, Proper Pubs, Social Pub and Kitchen and Sports Bar & Grill.

Stonegate Pub Company Limited has published the following financial results:

	52 Weeks to 28 September 2025	53 Weeks to 29 September 2024
Revenue	£1,619m	£1,747m
EBITDA	£421m	£477m
Total Equity	£773m	£791m
Number of Pubs	4,259m	4,370

Ei Group Limited has published the following financial results:

	52 Weeks to 28 September 2025	53 Weeks to 29 September 2024
Revenue	£321m	£311m
EBITDA	£113m	£98m
Net Assets	£848m	£791m

Stonegate Group

BE AT ONE

ALL DAY LONG YATES

CRAFT UNION

SLUG & LETTUCE

WALKABOUT

SPK

popworld

PROPER PUBS

SPORTS BAR & GRILL

TERMS

We are instructed to invite offers in excess of £1,200,000 (£195/SQ FT) which reflects a Net Initial Yield of 6.5% after deducting the usual purchasers costs.

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

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 prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

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SAVILLS AUCTION

The property will be entered in the Savills auction on 30th October unless sold prior with access to the auction catalogue on the following link. Any sale will be dealt with by way of an auction contract.

VIEWINGS

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

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