



GILMARTIN LEY

Landmark Freehold Public House Investment For Sale - London E8

Passing rent of £67,500 pa

**The Haggerston 438 Kingsland
Road,
Hackney,
LONDON, E8 4AA**



Price

Offers in excess of £850,000 subject to contract



Property Description

Available for the first time in nearly 30 years this freehold pub investment produces an income of £67,500 pa.

The property comprises a large ground floor bar area with excellent natural light given its corner position, an impressive first floor function room, manager's flat at second floor level and basement storage.

There is a beer garden to the rear.

The building dates from the mid 19th Century but we understand that a pub has occupied this site since the early 1800s.

The pub has a late licence permitting live music, the sale of alcohol, playing of recorded music / films and dancing until to 3am on Fridays and Saturdays and earlier on other days of the week.

The property is let on a 25 year lease from 20th June 2007 to Acme Bars Limited. There are currently 6.25 years remaining. The next rent review is on 24th June 2027. The property is in need of some redecoration but the lease is fully repairing and insuring. A copy of the lease is available to download from our website.

Key considerations:

- > Landmark Freehold Investment available for the first time in nearly 30 years
- > £67,500 pa passing income
- > GIA of 4,134 sq ft
- > Prominent Hackney location
- > 400m from both Haggerston and Dalston Junction Overground stations



GILMARTIN LEY

Landmark Freehold Public House Investment For Sale - London E8

Passing rent of £67,500 pa

Accommodation

Gross Internal Area: 384 sq.m. (4,133 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
2nd floor	72.93	785	Manager's flat, internal access
1st floor	71.52	769	Function room, small bar and WCs
Ground	130.08	1,400	Pub, WCs and kitchen with access to pub garden
Basement	109.50	1,178	Storage

Property Location

The Haggerston is a Hackney landmark - the property occupies a prominent corner position on Kingsland Road at its junction with Richmond Road.

This part of Kingsland Road is a vibrant mixed use area comprising pubs / bars, restaurants, independent retailers and flats.

Kingsland Road forms part of the A10 and as such is a principal bus route. 24 hour buses serving the property include the 243, 149 and 76 routes.

The Haggerston is situated around 400m from both Haggerston and Dalston Junction Overground stations which are on the Windrush Line, providing excellent rail connectivity.

2023 Rateable Value £53000.00

Estimated Rates Payable £26129 per annum

Terms Freehold for sale subject to the fully repairing and insuring commercial lease of the whole.

The property was de-registered for VAT in 2025 so VAT is not payable on the purchase price.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Hackney

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/33268>
Income schedule 2 years to 26th March 2026
EPC
Floor plans
OS plan
Offer Requirements Document
Lease

Last Updated: 11 May 2026

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the

<https://www.gilmartinley.co.uk/properties/for-sale/bars-pubs/hackney/london/e8/33268>

Our ref: 33268

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Landmark Freehold Public House Investment For Sale - London E8

Passing rent of £67,500 pa

correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

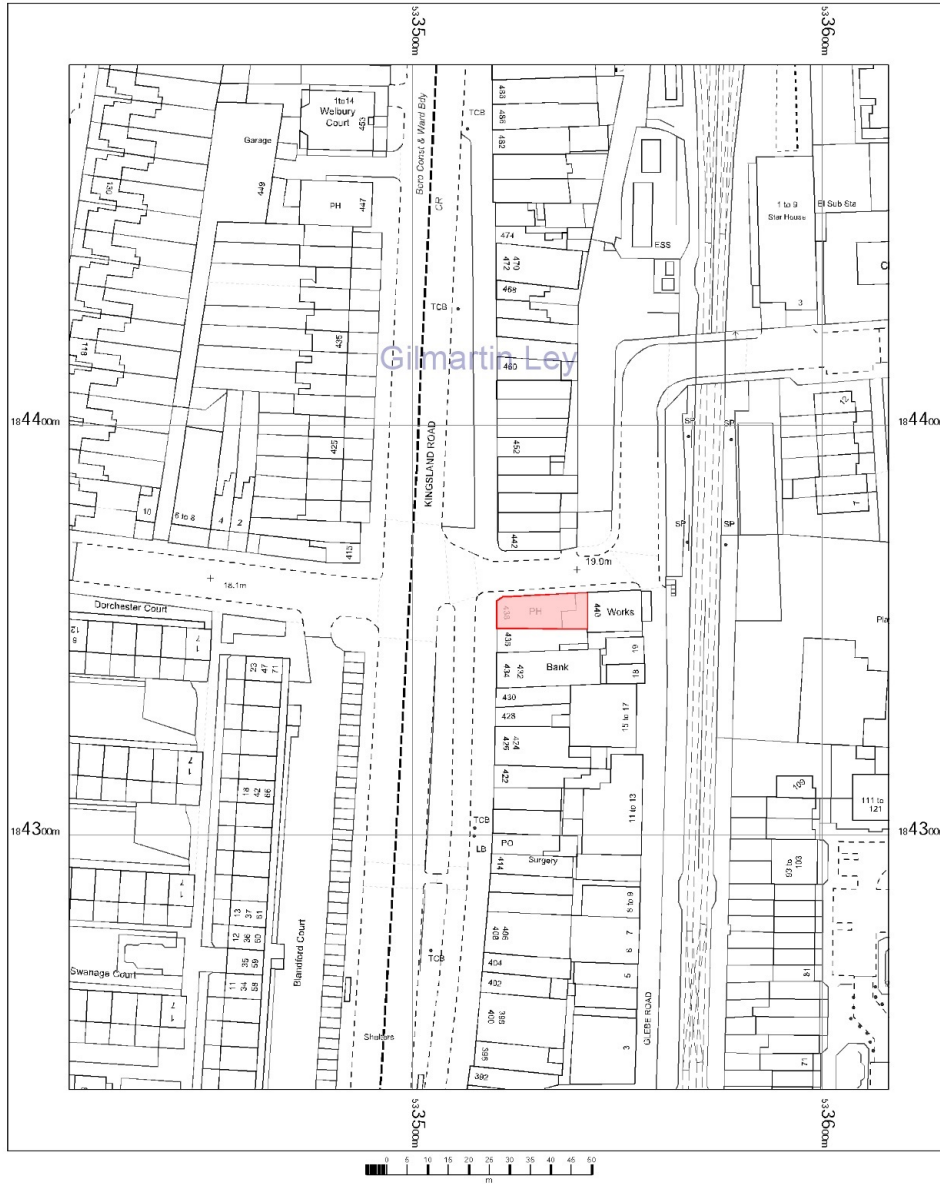


GILMARTIN LEY

Landmark Freehold Public House Investment For Sale - London E8

Passing rent of £67,500 pa

The Haggerston, E8 4AA



OS MasterMap 1250/2500/10000 scale
 Wednesday, March 4, 2026, ID: CM-01266680
 www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 533516 E, 184363 N

©Crown Copyright Ordnance Survey, Licence no. AC0000849896

N
 Map supplied by
 Centremaps Live



<https://www.gilmartinley.co.uk/properties/for-sale/bars-pubs/hackney/london/e8/33268>

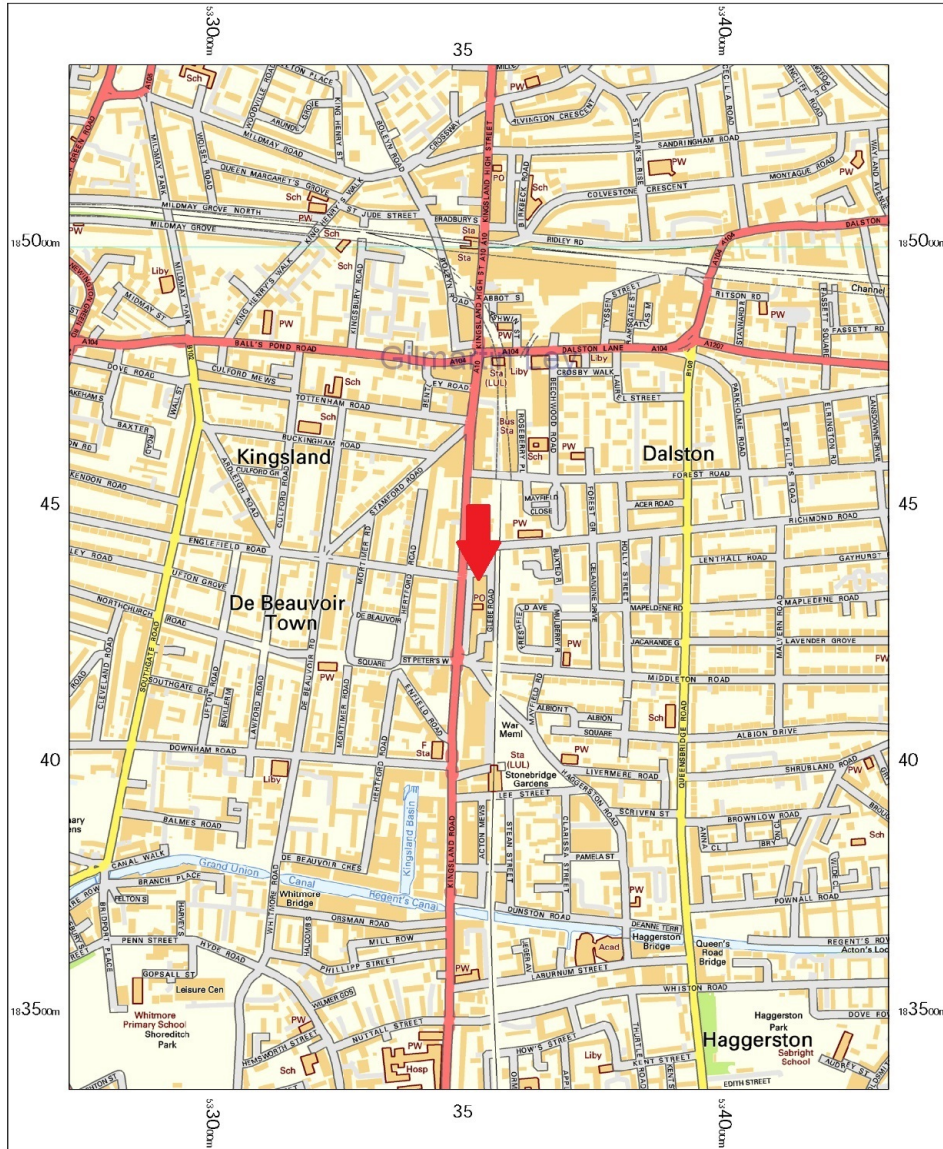
Our ref: 33268

Property Investment and Development Consultants
 Commercial Estate Agents and Valuers
 Chartered Surveyors and Estate Managers
 Property Experts for North London

Gilmartin Ley
 18 Compton Terrace,
 London N1 2UN

Tel: +44 (0)20 8882 0111
 Email: comms@gilmartinley.co.uk
 Website: www.gilmartinley.co.uk

The Haggerston, E8 4AA



OS Streetview
Wednesday, March 4, 2026, ID: CM-01266682
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 533532 E, 184355 N

Contains OS data © Crown copyright [and database right]

Map supplied by
Centremaps Live



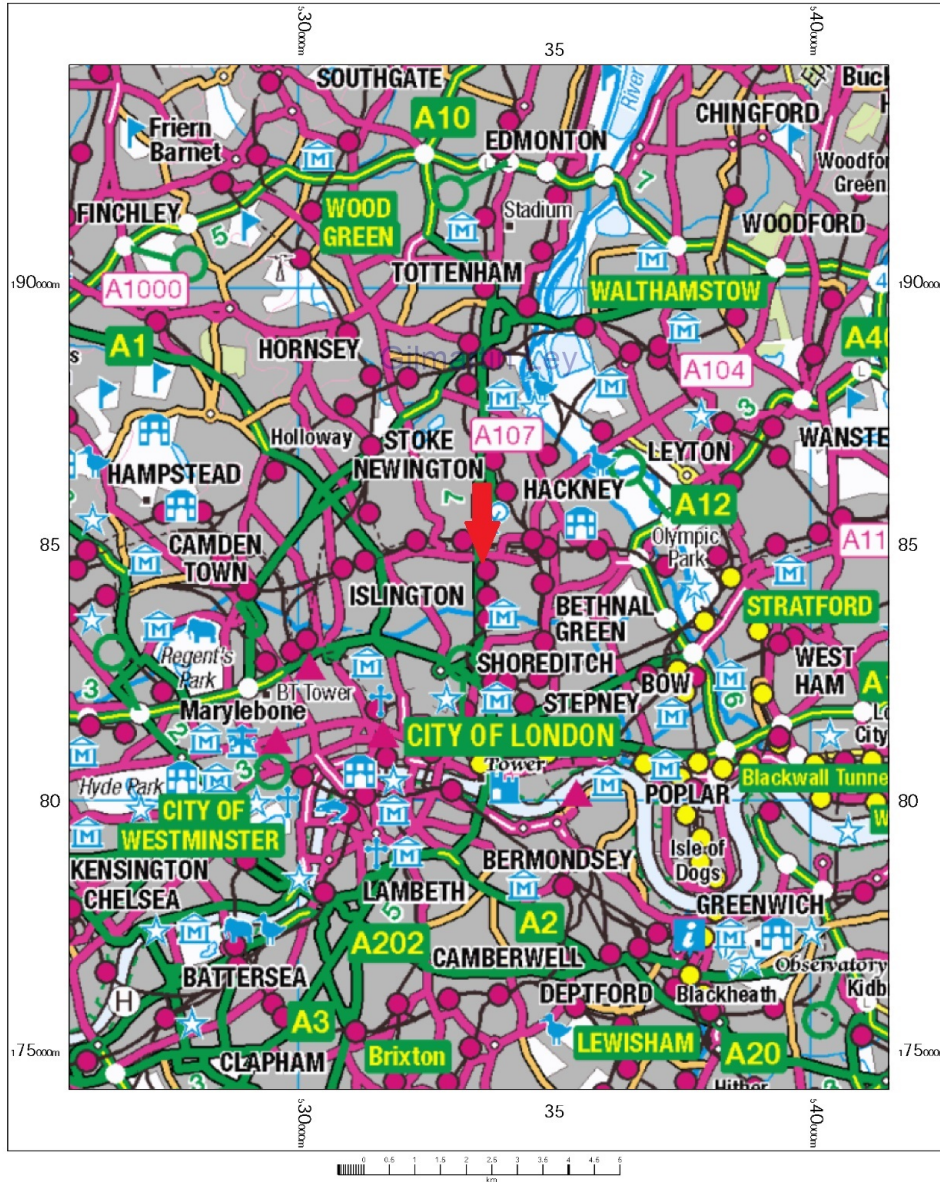


GILMARTIN LEY

Landmark Freehold Public House Investment For Sale - London E8

Passing rent of £67,500 pa

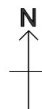
The Haggerston, E8 4AA



OS 250k scale raster
Wednesday, March 4, 2026, ID: CM-01266687
www.centremapslive.co.uk

1:100000 scale print at A4, Centre: 533532 E, 184355 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



<https://www.gilmartinley.co.uk/properties/for-sale/bars-pubs/hackney/london/e8/33268>

Our ref: 33268

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Landmark Freehold Public House Investment For Sale - London E8

Passing rent of £67,500 pa



<https://www.gilmartinley.co.uk/properties/for-sale/bars-pubs/hackney/london/e8/33268>

Our ref: 33268

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Landmark Freehold Public House Investment For Sale - London E8

Passing rent of £67,500 pa



<https://www.gilmartinley.co.uk/properties/for-sale/bars-pubs/hackney/london/e8/33268>

Our ref: 33268

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Landmark Freehold Public House Investment For Sale - London E8

Passing rent of £67,500 pa



<https://www.gilmartinley.co.uk/properties/for-sale/bars-pubs/hackney/london/e8/33268>

Our ref: 33268

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Landmark Freehold Public House Investment For Sale - London E8

Passing rent of £67,500 pa



<https://www.gilmartinley.co.uk/properties/for-sale/bars-pubs/hackney/london/e8/33268>

Our ref: 33268

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk