



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



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## 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:** 23 Jun 2026

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*Our ref:* 33268

Property Investment and Development Consultants  
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Property Experts for North London

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



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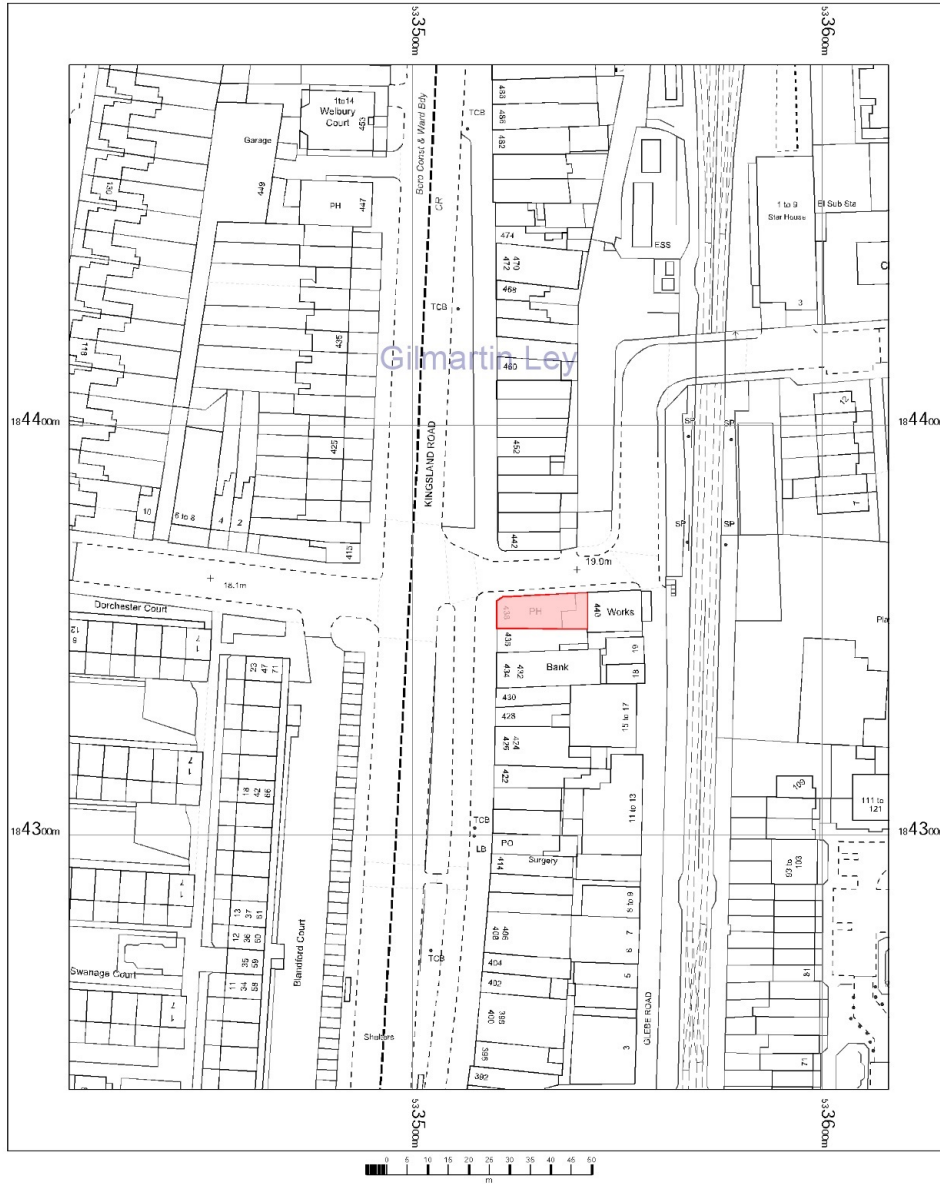


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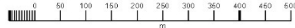
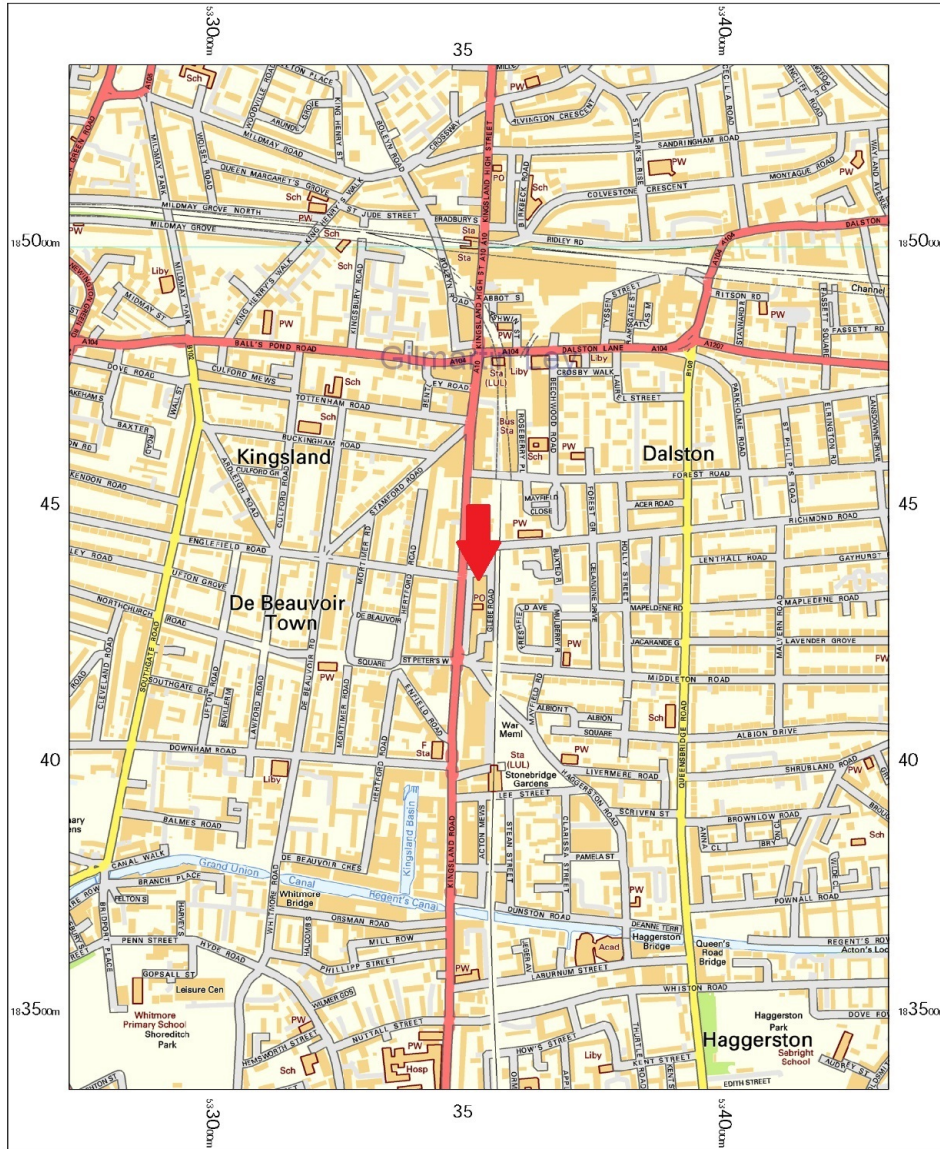
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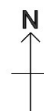
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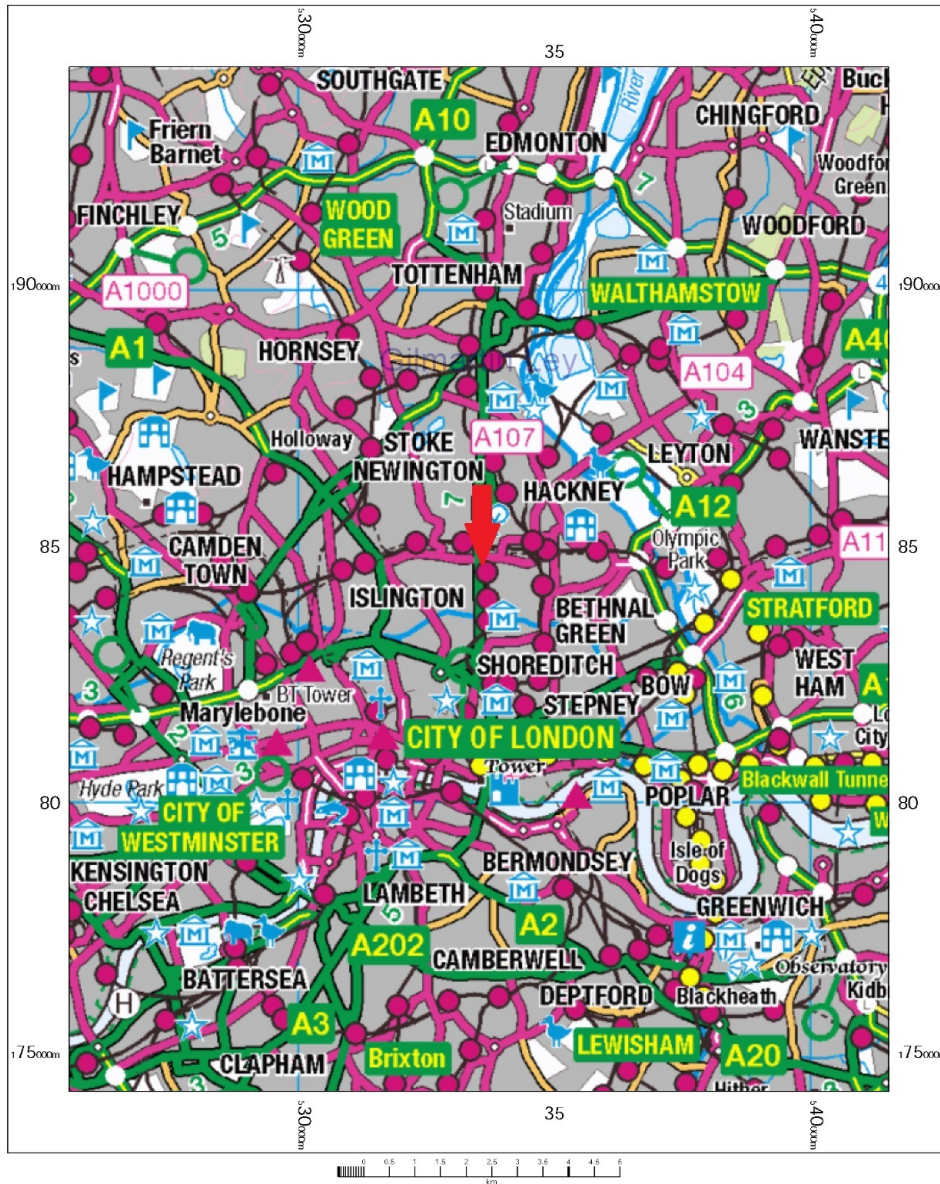


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