



St Albans District

(including Harpenden, Wheathampstead, London Colney, Bricketwood, Redbourn)

91 Pubs Reviewed

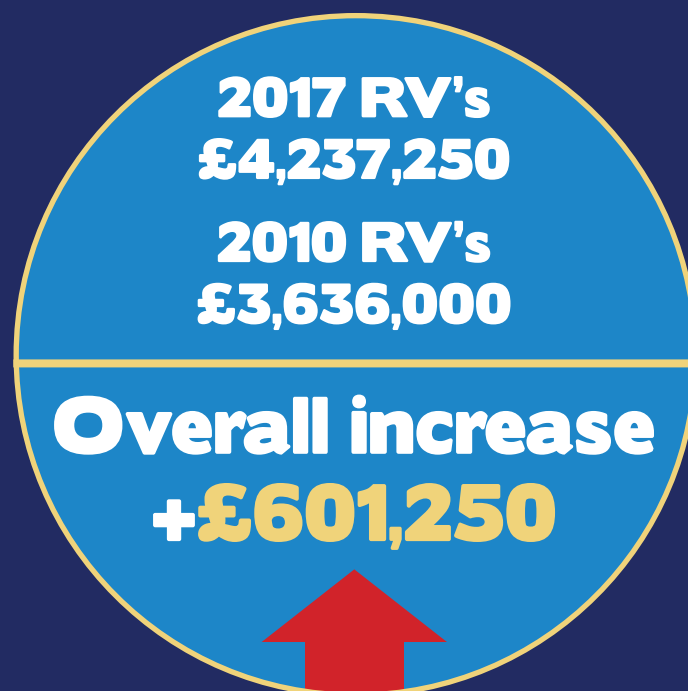
44% pubs had RV increase

40% pubs had RV increase **+15%**

28% pubs had RV increase **+30%**

23% pubs had RV increase **+40%** = **£595,000**

20% pubs had RV increase **+50%** = **£562,000**



9% of Pubs had increase of **+100%**

329% difference between largest increase
& largest decrease

#saveourpubs

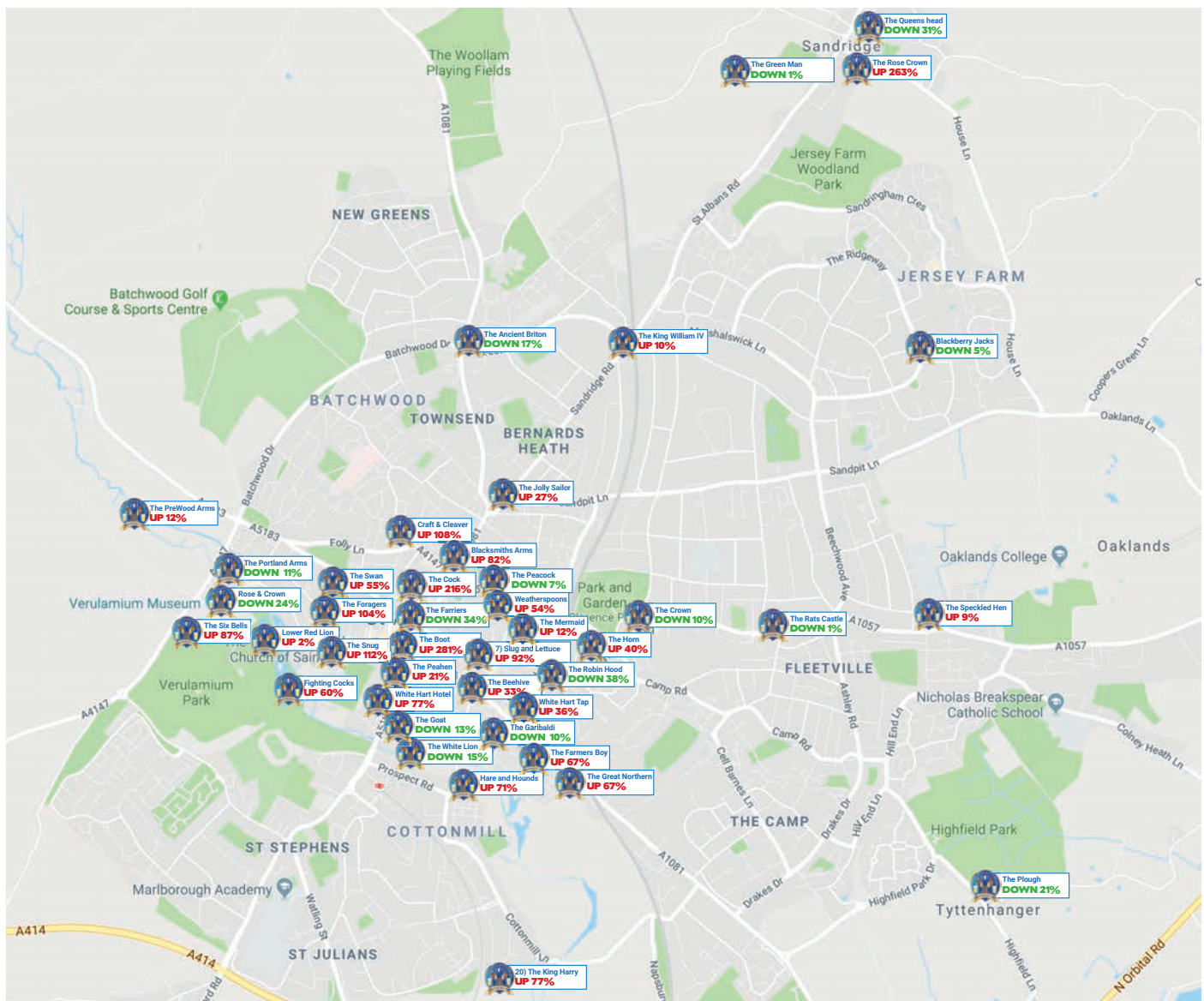
Save St Albans Pubs Community

Save St Albans Pubs is a not for profit community group fighting an extraordinary hike in business rates that has and will continue to cause pub closures and the loss of jobs and tourism in our city. We are campaigning for the government to implement urgent business rate reform.

#saveourpubs



ST ALBANS PUBS EMPIRICAL DATA RATE RISE



- Blue Anchor (St Michael's village)
- Black Lion (St Michael's village)
- Duke of Marlborough (Holywell Hill)
- The Camp (Camp)
- The Baton (Marshalswick)
- King Offa (Wallingford Walk)
- The Spotted Bull (Verulam Road)

- Mokoko (Verulam Road)
- (new business will be moving in)
- Bar 62 (Catherine Street)
- (new business moved in)
- The Victoria (Victoria Street)
- O'Neills (Victoria Street)
- Abbey Tavern (Holywell Hill)



www.savestalbanspubs.co.uk

Rateable Values of Pubs in St Albans and District

Pub Name and Address		2017 Rateable Value	2010 Rateable Value	Difference	% Increase
1	The Boot 4, Market Place, St Albans, Herts, AL3 5DG	£103,000.00	£27,000.00	£76,000.00	281%
2	The Rose And Crown 24, High Street, Sandridge, St Albans, Herts, AL4 9DA	£54,500.00	£15,000.00	£39,500.00	263%
3	The Cock, St Peters Street, St Albans, Herts, AL1 3NF	£92,500.00	£29,250.00	£63,250.00	216%
4	The Snug 1, French Row, St Albans, Herts, AL3 5DU	£107,000.00	£50,500.00	£56,500.00	112%
5	The Craft & Cleaver, Catherine Street, St Albans, Herts, AL3 5BU	£63,500.00	£30,500.00	£33,000.00	108%
6	The Verulam Arms 41, Lower Dagnall Street, St Albans, Herts, AL3 4QE	£28,000.00	£13,750.00	£14,250.00	104%
7	The Six Bells 18, St Michaels Street, St Albans, Herts, AL3 4SH	£62,500.00	£33,500.00	£29,000.00	87%
8	The Blacksmiths Arms 56, St Peters Street, St Albans, Herts, AL1 3HG	£104,000.00	£57,000.00	£47,000.00	82%
9	The King Harry 2, King Harry Lane, St Albans, Herts, AL3 4BL	£55,000.00	£31,000.00	£24,000.00	77%
10	The White Hart 23-25, Holywell Hill, St Albans, Herts, AL1 1EZ	£53,500.00	£30,250.00	£23,250.00	77%
11	The Farmers Boy 134, London Road, St Albans, Herts, AL1 1PQ	£26,250.00	£15,750.00	£10,500.00	67%
12	The Great Northern Inn 172, London Road, St Albans, Herts, AL1 1PQ	£17,500.00	£10,500.00	£7,000.00	67%
13	Ye Olde Fighting Cocks 16, Abbey Mill Lane, St Albans, Herts, AL3 4HE	£67,000.00	£42,000.00	£25,000.00	60%
14	The White Swan 1, Upper Dagnall Street, St Albans, Herts, AL3 5EA	£30,250.00	£19,500.00	£10,750.00	55%
15	Weatherspoons, Lloyds No 1 Bar, St Peters Street, St Albans, Herts, AL1 3LE	£205,000.00	£133,000.00	£72,000.00	54%
16	The Black Boy 79, Old Watford Road, Bricket Wood, St Albans, Herts, AL2 3RU	£30,500.00	£20,000.00	£10,500.00	53%
17	The Engineer, St Johns Road, Harpenden, Herts, AL5 1DJ	£61,500.00	£41,000.00	£20,500.00	50%
18	The Crooked Billet 88, High Street, Colney Heath, St Albans, Herts, AL4 0NP	£18,250.00	£12,750.00	£5,500.00	43%
19	The Swan 56, High Street, Wheathampstead, St Albans, Herts, AL4 8AR	£34,250.00	£24,500.00	£9,750.00	40%
20	The Horn Of Plenty, Victoria Street, St Albans, Herts, AL1 3TE	£60,000.00	£43,000.00	£17,000.00	40%
21	The George 4, High Street, Harpenden, Herts, AL5 2TB	£112,000.00	£80,500.00	£31,500.00	39%
22	The White Hart Tap 4, Keyfield, St Albans, Herts, AL1 1QL	£40,750.00	£30,000.00	£10,750.00	36%
23	Mokoko 26, Verulam Road, St Albans, Herts, AL3 4DE	£19,250.00	£14,250.00	£5,000.00	35%
24	The Beehive, Keyfield, St Albans, Herts, AL1 1QL	£30,500.00	£23,000.00	£7,500.00	33%



25	The Bull 1-11, High Street, Wheathampstead, St Albans, Herts, AL4 8BS	£129,000.00	£97,500.00	£31,500.00	32%
26	The Carpenters Arms 14, Cravells Road, Harpenden, Herts, AL5 1BD	£21,250.00	£16,750.00	£4,500.00	27%
27	The Plough And Harrow 88, Southdown Road, Harpenden, Herts, AL5 1PR	£37,750.00	£31,000.00	£6,750.00	22%
28	Moor Mill, Smug Oak Lane, Bricket Wood, St Albans, Herts, AL2 3PN	£285,000.00	£235,000.00	£50,000.00	21%
29	The White Horse, Hatching Green, Harpenden, Herts, AL5 2JP	£88,500.00	£73,000.00	£15,500.00	21%
30	The Jolly Sailor 3, Stonecross, St Albans, Herts, AL1 4AA	£34,500.00	£28,500.00	£6,000.00	21%
31	Peahen Hotel 6, London Road, St Albans, Herts, AL1 1NG	£157,000.00	£130,000.00	£27,000.00	21%
32	The Bull, Barnet Road, London Colney, St Albans, Herts, AL2 1QU	£22,250.00	£18,500.00	£3,750.00	20%
33	The Cross keys, 39 High St, Harpenden AL5 2SD	£28,750.00	£24,500.00	£4,250.00	17%
34	The Hollybush, Potters Crouch, St Albans, Herts, AL2 3NN	£11,750.00	£10,250.00	£1,500.00	15%
35	The Praewood Arms, Garden House Lane, St Albans, Herts, AL3 6JZ	£47,000.00	£42,000.00	£5,000.00	12%
36	The Mermaid 98, Hatfield Road, St Albans, Herts, AL1 3RL	£21,250.00	£19,000.00	£2,250.00	12%
37	The King William Fourth, Sandridge Road, St Albans, Herts, AL1 4AH	£88,000.00	£80,000.00	£8,000.00	10%
38	The Fox 469, Luton Road, Harpenden, Herts, AL5 3QE	£145,000.00	£133,000.00	£12,000.00	9%
39	The Speckled Hen, Hatfield Road, St Albans, Herts, AL4 0XG	£68,000.00	£62,500.00	£5,500.00	9%
40	The Wicked Lady, Nomansland, Wheathampstead, St Albans, Herts, AL4 8EL	£125,000.00	£115,000.00	£10,000.00	9%
41	Hogshead 104, Sopwell Lane, St Albans, Herts, AL1 1RL	£25,250.00	£23,750.00	£1,500.00	6%
42	The Oddfellows Arms 15, Leyton Green, Harpenden, Herts, AL5 2TG	£15,750.00	£15,250.00	£500.00	3%
43	The Harpenden Arms 188, High Street, Harpenden, Herts, AL5 2TR	£79,000.00	£76,500.00	£2,500.00	3%
44	The Lower Red Lion 36, Fishpool Street, St Albans, Herts, AL3 4RX	£21,000.00	£20,500.00	£500.00	2%
45	The Old Cock Tavern 58, High Street, Harpenden, Herts, AL5 2SP	£45,250.00	£44,750.00	£500.00	1%
46	The John Bunyan 6, Coleman Green, Wheathampstead, St Albans, Herts, AL4 8ES	£7,900.00	£7,900.00	£0	0%
47	Bills 2, Chequer Street, St Albans, Herts, AL1 3XZ	£82,000.00	£82,000.00	£0	0%
48	The Green Man 31, High Street, Sandridge, St Albans, Herts, AL4 9DD	£21,500.00	£21,750.00	£-250.00	-1%
49	The Rats Castle 246, Hatfield Road, St Albans, Herts, AL1 4UN	£33,000.00	£33,500.00	£-500.00	-1%
50	The Elephant And Castle, Amwell Lane, Wheathampstead, St Albans, Herts, AL4 8EA	£32,750.00	£33,500.00	£-750.00	-2%



51	The Green Dragon, Waterside, London Colney, St Albans, Herts, AL2 1RB	£28,500.00	£29,500.00	£1,000.00	-3%
52	<i>New business opening soon</i> , 82, Victoria Street, St Albans, Herts, AL1 3TG	£21,500.00	£22,500.00	£1,000.00	-4%
53	Blackberry Jack 1, St Brelades Place, Sandridge, St Albans, Herts, AL4 9RG	£46,000.00	£48,250.00	£2,250.00	-5%
54	Ryans Bar & Food House 13, Hatfield Road, St Albans, Herts, AL1 3RR	£32,250.00	£34,750.00	£2,500.00	-7%
55	The Inn On The Green 17-20, Leyton Road, Harpenden, Herts, AL5 2HY	£48,750.00	£53,000.00	£4,250.00	-8%
56	The Plough, Sleafshyde, Smallford, St Albans, Herts, AL4 0SE	£15,000.00	£16,500.00	£1,500.00	-9%
57	The Gibraltar Castle 70, Lower Luton Road, Harpenden, Herts, AL5 5AH	£25,500.00	£28,250.00	£2,750.00	-10%
58	The Garibaldi 61, Albert Street, St Albans, Herts, AL1 1RT	£18,000.00	£20,000.00	£2,000.00	-10%
59	The Crown 144, Hatfield Road, St Albans, Herts, AL1 4JA	£26,000.00	£29,000.00	£3,000.00	-10%
60	The Chequers, St Albans Road, Redbourn, St Albans, Herts, AL3 6RN	£81,500.00	£91,500.00	£10,000.00	-11%
61	The Portland Arms 63, Portland Street, St Albans, Herts, AL3 4RA	£12,000.00	£13,500.00	£1,500.00	-11%
62	The Goat Inn 37, Sopwell Lane, St Albans, Herts, AL1 1RN	£24,000.00	£27,500.00	£3,500.00	-13%
63	The Three Hammers 210, Watford Road, St Albans, Herts, AL2 3EA	£79,000.00	£91,500.00	£12,500.00	-14%
64	The Cross Keys, Gustard Wood, Wheathampstead, St Albans, Herts, AL4 8LA	£17,250.00	£20,000.00	£2,750.00	-14%
65	The White Lion 91, Sopwell Lane, St Albans, Herts, AL1 1RN	£22,250.00	£26,250.00	£4,000.00	-15%
66	The Three Horseshoes 612, Hatfield Road, St Albans, Herts, AL4 0HP	£64,400.00	£76,500.00	£12,100.00	-16%
67	O'Neills The Old Library, Victoria Street, St Albans, Herts, AL1 3XH	£94,000.00	£113,000.00	£19,000.00	-17%
68	The Ancient Briton Harvester, Harpenden Road, St Albans, Herts, AL3 5AH	£98,000.00	£118,000.00	£20,000.00	-17%
69	The Gate, Station Road, Bricket Wood, St Albans, Herts, AL2 3PW	£18,500.00	£23,300.00	£4,800.00	-21%
70	The Plough 32, Tyttenhanger Green, Tyttenhanger, St Albans, Herts, AL4 0RW	£29,000.00	£36,750.00	£7,750.00	-21%
71	The Rose And Crown, St Michaels Street, St Albans, Herts, AL3 4SG	£19,250.00	£25,250.00	£6,000.00	-24%
72	The Old Bell Inn 177, Luton Road, Harpenden, Herts, AL5 3BN	£63,000.00	£84,400.00	£21,400.00	-25%
73	The Bull 43, High Street, Redbourn, St Albans, Herts, AL3 7LW	£9,800.00	£13,250.00	£3,450.00	-26%
74	The Cricketers, East Common, Redbourn, St Albans, Herts, AL3 7ND	£6,700.00	£9,100.00	£2,400.00	-26%
75	The George Inn 37, High Street, Redbourn, St Albans, Herts, AL3 7LW	£7,500.00	£10,250.00	£2,750.00	-27%
76	The Silver Cup, St Albans Road, Harpenden, Herts, AL5 2JF	£28,000.00	£38,500.00	£10,500.00	-27%
77	The Skew Bridge 59, Southdown Road, Harpenden, Herts, AL5 1QS	£17,000.00	£23,500.00	£6,500.00	-28%



78	The Falcon 72, Park Street, St Albans, Herts, AL2 2PW	£9,900.00	£13,750.00	-£3,850.00	-28%
79	The Marquis Of Granby 31, Marquis Lane, Harpenden, Herts, AL5 5AE	£8,800.00	£12,500.00	-£3,700.00	-30%
80	The White Horse 180-182, High Street, London Colney, St Albans, Herts, AL2 1JY	£19,000.00	£27,000.00	-£8,000.00	-30%
81	The Queens Head 7, Church End, Sandridge, St Albans, Herts, AL4 9DL	£12,000.00	£17,500.00	-£5,500.00	-31%
82	The Malta 110, Lower Luton Road, Harpenden, Herts, AL5 5AH	£10,000.00	£15,000.00	-£5,000.00	-33%
83	The Farriers Arms 32-34, Lower Dagnall Street, St Albans, Herts, AL3 4PT	£4,500.00	£6,800.00	-£2,300.00	-34%
84	The Hollybush, Church End, Redbourn, St Albans, Herts, AL3 7DU	£12,750.00	£19,500.00	-£6,750.00	-35%
85	The Old Fox, Old Bricket Wood, Bricket Wood, St Albans, Herts, AL2 3XU	£4,750.00	£7,500.00	-£2,750.00	-37%
86	The Overdraught 86, Park Street, St Albans, Herts, AL2 2JR	£7,100.00	£11,250.00	-£4,150.00	-37%
87	The Chalkdrawers Arms, Roestock Lane, Colney Heath, St Albans, Herts, AL4 0PP	£6,600.00	£10,500.00	-£3,900.00	-37%
88	Bistro Gautier 182, Station Road, Harpenden, Herts, AL5 4UL	£9,200.00	£14,750.00	-£5,550.00	-38%
89	The Robin Hood 126, Victoria Street, St Albans, Herts, AL1 3TG	£15,250.00	£24,500.00	-£9,250.00	-38%
90	The Red Cow 171, Westfield Road, Harpenden, Herts, AL5 4ND	£5,600.00	£10,500.00	-£4,900.00	-47%
91	The Golden Lion 111, High Street, London Colney, St Albans, Herts, AL2 1RG	£9,250.00	£17,750.00	-£8,500.00	-48%
Total		£4,237,250.00	£3,636,000.00	£601,250.00	

