



Dated 19<sup>th</sup> May 1896

**Mr. J. Lipman**  
- ta -  
**Combe and Company Limited**

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**Assignment**  
of  
Leasehold hereditaments  
known as  
"The Ion Arms" public House and premises  
adjoining Andrews Road Cambridge Heath  
in the County of Middlesex

**Names mentioned in the document :-**

Robert Lamb  
John Lipman

Charles Stenner  
Henry Allcroft Woodhead

**Property mentioned in this indenture:-**

- No. 33 and 34 Baden Place but then known as No. 33 , a cottage on St Andrews Road and No. 34, The Ion Arms, Andrews Road, Cambridge Heath.

**This Indenture** made the Nineteenth day of May One thousand eight hundred and ninety six

**Land Registry**

**Middlesex Deeds Department**

**Memorial registered**

**4<sup>th</sup> June 1896**

**B19 No. 467**

**Robert Hallett Holt**

**Registrar**

**Between** John Lipman of "The Ion Arms" Public House Andrews Road Cambridge Heath in the County of Middlesex Licensed Victualler (hereinafter called the Vendor) of the one part and Combe and Company Limited Incorporated under the Companies Acts on the 26<sup>th</sup> day of June 1888 and having its registered Office at The Brewery Castle Street Long Acre in the said County of Middlesex (hereinafter called the Company) of the other part **Whereas** by an Indenture of Lease dated the nineteenth day of April one thousand eight hundred and eighty eight and expressed to be made between Robert Lamb of the one part and Charles Stenner of the other part For the consideration therein expressed All that piece of ground

situate and being at the East end of Baden Place in the Parish of St. Matthew Bethnal Green in the County of Middlesex as the same was particularly described with its dimensions and abuttals in the plan or Ground Plot thereof marked "A" and drawn in the margin of the Indenture now in recital such dimensions being a little more or less Together with the mefsauge and public house then standing thereon formerly consisting of two mefsuages and known as No. 33 and 34 Baden Place but then known as "The Ion Arms" Public House and otherwise as No. 34 Andrews Road Cambridge Heath And also the other message or cottage adjoining erected on other part of the said ground and known as No. 33 Andrews Road aforesaid And also all that the said small strip of ground fenced round and situate in front of the said first mentioned piece of ground and in the Parish of St. Matthews Bethnal Green as the same was also particularly described with its dimensions and abuttals on the said Plan or Ground Plot thereof marked "B" drawn in the margin of the Indenture now in recital such dimensions also being a little more or lefs were demised unto the said Charles Stenner his executors administrators and assigns from the twenty fifth day od December one thousand eight hundred and eighty seven for the term of Forty one years subject to the payment of the yearly rent of one hundred pounds thereby reserved and the performance and observance of the covenants on the part of the Lessee and conditions therein contained **And** whereas by virtue of divers meane assurances acts in the law and events and ultimately by an Indenture of assignment dated the twenty seventh day of November one thousand eight hundred and ninety three and expressed to be made between Henry Allcroft Woodhead of the first part the Company of the second part and the Vendor of the third part the premises comprised in the said Indenture of Lease became absolutely vested in the Vendor for all the residue of the said term of Forty one years subject to the rent reserved by and covenants and conditions contained in the said Lease **And** whereas by an Indenture also dated the twenty seventh day of November one thousand eight hundred and ninety three and expressed to be made between the Vendor of the one part and the Company of the other part in consideration of the sum of Three thousand seven hundred and twenty five pounds paid by the Company to the Vendor the Vendor demised All the before mentioned premises unto the Company for all the residue of the said term of years granted by the said Indenture of Lease except the last day thereof by way of mortgage for securing the payment to the Company or its assigns of the sum of Three thousand seven hundred and twenty five pounds with interest for the same and further sums as therein expressed **And** whereas the Vendor has agreed with the Company for the sale to the Company of the premises comprised in the said Indenture of Lease for all the residue now to come of the said term thereby granted as aforesaid subject to the rent reserved by and the covenants and conditions contained in the said Indenture of Lease and also of the Goodwill of the trade or business of a Licensed Victualler carried on upon the said premises free from incumbrances for the sum of **Five thousand seven hundred pounds** **And** whereas there is now owing to the Company on the security of the said Indenture of Mortgage the principal sum of

Three thousand eight hundred and eighty one ponds eight shillings only and all interest thereon has been paid up to the date of these Presents as the Company doth hereby acknowledge and it has been agreed that the said sum of Three thousand eight hundred and eighty pounds eight shillings shall be retained by the Company out of the said purchase money **Now** this Indenture **Witnesseth** that in pursuance of the said recited agreement and in consideration of the sum of Three thousand eight hundred and eighty pounds eight shillings retained by the Company as aforesaid in full satisfaction of the principal sum of Three thousand eight hundred and eighty pounds eight shilling so as aforesaid remaing owing to the Company under the said Mortgage security as aforesaid (which the Company doth hereby declare to be fully satisfied accordingly and from the same doth hereby release the Vendor) and of the sum of **One thousand eight hundred and eighteen pounds twelve shillings** residue thereof to the Vendor paid by the Company (the receipt of which said sum of **One thousand eight hundred and eighteen pounds twelve shillings** making together with the said sum of Three thousand eight hundred and eighty one pounds eight shillings so retained as aforesaid the said purchase money of **Five thousand seven hundred pounds** the Vendor doth hereby acknowledge) The Vendor as Beneficial Owner Doth hereby convey and assign unto the Company **All** that the said piece of ground messuages or tenements and premises N0.33 and 34 Andrews Road aforesaid the latter known as "The Ion Arms" Public House and the said strip of ground in front And all and singular other the hereditaments and premises comprised in or expressed to be demised by the said Indenture of Lease with their and every of their rights members and appurtenances And also All that the goodwill of the trade or business of a Licensed Victualler carried on in or upon the said premises **To hold** the same unto the Company its successors and assigns henceforth as to the said goodwill absolutely and as to the said leasehold premises for all the residue now unexpired of the said term of Forty one years granted by the said Indenture of Lease subject henceforth to the payment of the rent and performance and observance of the covenants on the part of the Lessee and conditions by and in the same Indenture reserved and contained but as to all the said premises discharged from all right or equity of redemption and from all principal moneys and interest intended to be secured by and from all claims and demands under the said Indenture of Mortgage **And** the Company hereby covenants with the Vendor that the Company its successors or assigns will henceforth during the continuance of the said term pay the rent reserved by and perform and observe the covenants on the part of the Lessee and conditions contained in the said Indenture of Lease and will at all times keep the Vendor his heirs executors and administrators indemnified against all actions and proceedings costs damages claims and demands whatsoever by reason or on account of the nonpayment of the said rent or any part thereof or the breach non-performance or non-observance of the said covenants and conditions or any of them **In Witness** whereof the Vendor has hereunto set his hand and seal and the Company has caused its Common Seal to be hereunto affixed the day and year first above written

Signed Sealed and Delivered by the above named John Lipman in the presence of

J. Neary

Clerk to Messrs. Adams Hugonin

107 Long Acre, WC.

*John Lipman*

The Common Seal of Combe and Company Limited was hereunto affixed in the presence of

*Charles Combe* Director

*W. Newnant* Secretary



Watney, Combe, Reid and Co Ltd was formed in 1898 when a merger was negotiated between Watney and Co Ltd of the Stag Brewery, Pimlico; Combe and Co Ltd of the Wood Yard Brewery, Long Acre and Reid's Brewery Co Ltd, of the Griffin Brewery, Clerkenwell. Following the merger the company was the largest brewing concern in the United Kingdom, and was based at Watney's Stag Brewery in Pimlico.

### **The Ion Arms history**

The address is also listed as 34 Elm Terrace, Andrews Road in the 1896 directory, and as 34 Boden Place, Andrews Road in 1874; changing to 34 Andrews Road by 1891. \*

### **1891 Census** (RG12/259/125/5, 34 Andrews Road, "Ion Arms")

Henry Woodland, Publican, age 28, born Whitechapel  
Elizabeth Woodland, Wife, age 25, born Stoke Newington.

### **London Suburban, Kelly's Directory Pt 2 Northern, 1896**

Lipman John, Ion Arms P.H. 34 Andrew's Rd. Hackney

**Source:** <https://pubshistory.com> \*