

# FIELD & SONS

COMMERCIAL

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## FREEHOLD RETAIL PREMISES WITH UPPER PARTS FOR SALE ON BOROUGH HIGH STREET OPPOSITE BOROUGH MARKET, VACANT POSSESSION APRIL 2027.



## 57 BOROUGH HIGH STREET LONDON SE1 1NE OVERALL APPROX. 1,453 SQ FT (134.9 SQM)

### LOCATION

The property occupies a prominent position on the east side of Borough High Street, directly opposite the renowned Borough Market in the heart of Bankside. This is a well-established, high-footfall retail, leisure, and commercial area, with nearby occupiers including Holland & Barrett, Pret, Ryman, Subway, Wasabi and The George / Coach House pubs.

London Bridge station offering mainline services and the Northern and Jubilee underground lines is only a very short walk away.

Extensive recent and ongoing redevelopment has transformed the wider Bankside and London Bridge quarter into one of London's most desirable destinations for business, leisure, and residential use.

### DESCRIPTION

The property comprises a compact mid-terrace period building arranged over basement (ceiling height approx. 6 ft 6 ins / 2ms), ground floor and three upper floors. The ground floor provides an open-plan sales area behind a prime retail frontage position with a central staircase leading to the upper levels, each of which contains two small rooms positioned front and back on either side of the stairwell.

The building is currently occupied by a restaurant and takeaway operator, with the existing lease due to expire in April 2027.

# 57 BOROUGH HIGH STREET, LONDON SE1

## USE AND PLANNING

Current use is restaurant / takeaway with ancillary accommodation and rooms above.

There is potential to convert the upper parts to residential use subject to planning permission.



## ACCOMMODATION

Basement:	328 sq ft
Ground Floor:	419 sq ft
First Floor:	238 sq ft
Second Floor:	271 sq ft
Third Floor:	197 sq ft
Total:	1,453 sq ft

## SPECIFICATION

Frontage to Borough High Street is 9 ft 6 ins/ 2.9 ms approximately.

Extraction route

## TENANCY

Current rent is £65,000 pa, with lease expiring April 2027.

## ENERGY PERFORMANCE

EPC Rating = 48 (Band B).



## PROPOSAL

The Freehold held under title SGL235791 is offered for sale subject to the existing tenancy. **Offers invited in the region of £1,500,000.**

## FURTHER DETAILS

For further details please contact :

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## 57 BOROUGH HIGH STREET – LOCATION PLAN

