

Orme    CBRE  
PROPERTY

121

BERMONDSEY ST.  
LONDON

CENTRAL LONDON HIGH STREET  
MIXED USE INVESTMENT OPPORTUNITY

# PRIME HIGH STREET MIXED USE INVESTMENT OPPORTUNITY IN THE HEART OF BERMONDSEY

- **Bermondsey Street in Zone 1** is a well-established High Street in the **London Borough of Southwark** with a diverse range of national and local retailers and leisure operators.
- Surrounded by **excellent transport connectivity** and ideally situated just a **short walk from London Bridge and Borough Underground Stations**.
- Attractive mixed use property comprising Class E and residential accommodation arranged over lower ground to second floors. **Total floor area of 3,359 sq ft.**
- **Freehold.**
- The commercial element is **let to Franco Manca 2 (UK) Ltd (t/a Franco Manca)** on a **20-year FRI lease** expiring 19th December 2033. **Passing rent is £105,000 per annum.**
- **There is a 3-bed apartment on the upper floors** which is currently let to **Franco Manca 2 (UK) Ltd** on a tenancy agreement expiring 19th December 2033.
- **Residential passing rent is £30,000 per annum** and there is a landlord rolling break subject to 12 months' notice.
- 124b Bermondsey Street is held on a 125 long leasehold interest from 25th December 2012 with a ground rent of £200 per annum.
- **Total passing rent of £135,200 per annum.**
- Residential apartments in and around Bermondsey Street achieve capital values in excess of £1,100 per sq ft.

Offers in excess of **£2,250,000 (Two Million, Two Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects an attractive **Net Initial Yield of 7.00%** on the retail income (assuming standard purchasers' costs of 6.06%) and a **low capital value of £725 per sq ft** on the residential apartment.



# TENURE

HELD UNDER FREEHOLD TITLE NUMBER: TGL4817.



# LOCATION

AN ATTRACTIVE AND WELL-ESTABLISHED HIGH STREET

The property is located in Bermondsey, SE1 within the London Borough of Southwark which is approximately 4 km (2.5 miles) from Central London. Southwark is an area that has seen extensive regeneration in recent years, with Bermondsey Street specifically becoming a footfall-driving retail and leisure destination in its own right.

There has been investment in improving the residential and commercial provision of SE1. Bermondsey Village is a London Square, residential-led, development comprising 29 boutique apartments and 10,000 sq ft of commercial space. This development is a short walk from the property. Newham's Yard was also a very successful development located just off Bermondsey Street, selling out all 90 flats which indicates how attractive Bermondsey has become as a destination to live, work and visit.

The world famous Borough and Maltby Street markets, attracting over 15 million people per year, are located nearby.

Southwark has a young and upward-mobile demographic, with 55% of inhabitants being between the ages of 20 and 44.



## KEY BRANDS

GAIL'S

baccalà

WHITE CUBE

FRANCO MANCA

CAFE MURANO

PIZZARRO

THE WOOLPACK  
BERMONDSEY



Street Deli

CHAPTER  
-72-



# CONNECTIVITY

## EASY ACCESS TO LONDON'S RAIL NETWORK.

The property is within a 7-minute walk to both London Bridge and Borough Stations. London Bridge Station provides access to Underground and National Rail Services, with the station servicing over 50 million passengers a year.

The station is also served by the Northern Line and the Jubilee Line, with estimated journey times of 7-minutes to Canary Wharf, 8-minutes to Bond Street, and 11-minutes to Tottenham Court Road. Borough Station is also serviced by the Bank branch of the Northern Line.

### KEY TRAVEL TIMES



**London Bridge**  
7-minute walk



**Borough Station**  
7-minute walk



**Waterloo**  
3-minutes



**Old Street**  
5-minutes



**Bond Street**  
8-minutes



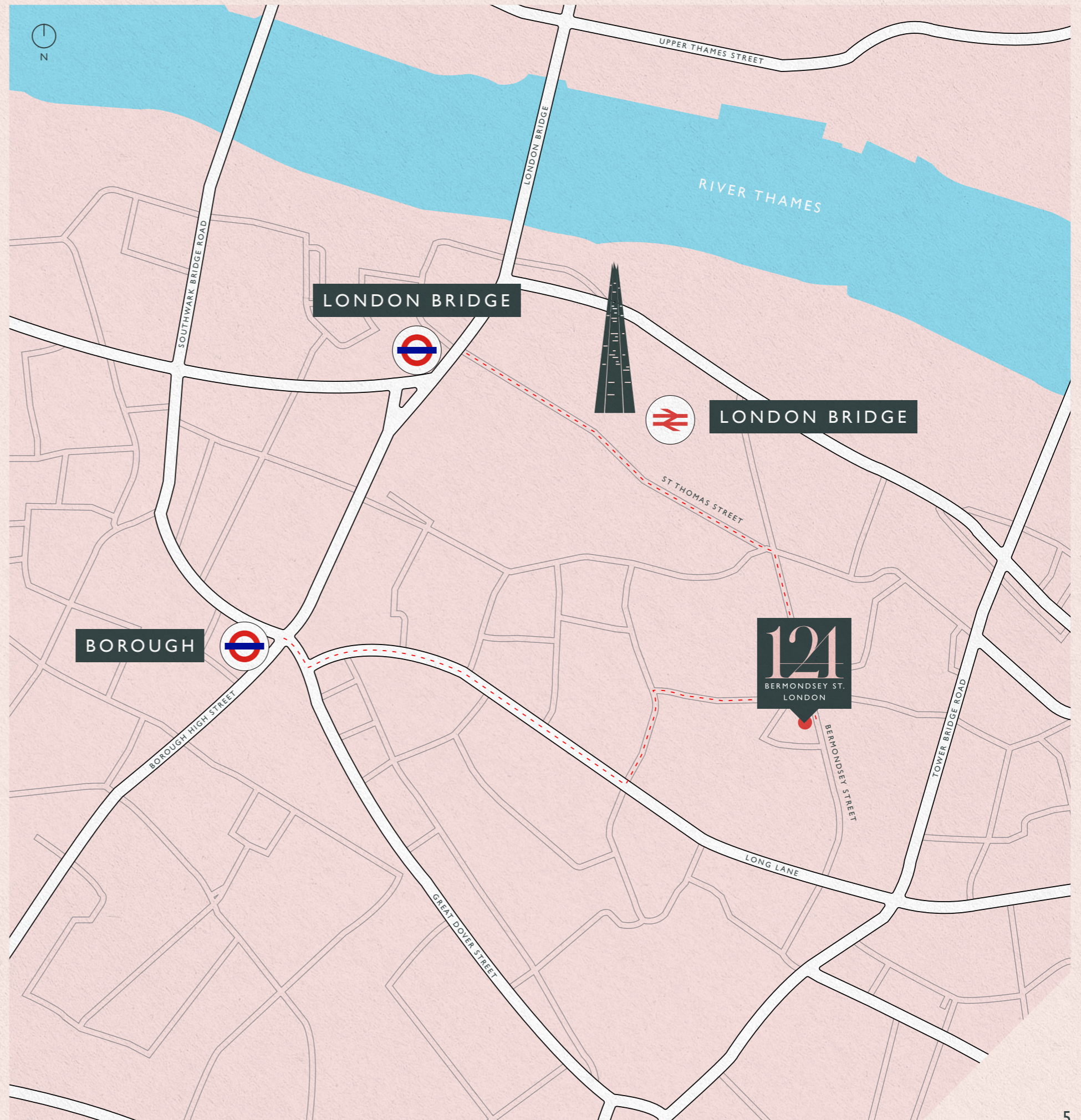
**Kings Cross**  
10-minutes



**Tottenham Court Road**  
11-minutes



**Baker Street**  
12-minutes



# SITUATION

THE PROPERTY FRONTS BERMONDSEY STREET AND IS PERFECTLY LOCATED TO BENEFIT FROM AFFLUENT RESIDENTS, VISITORS AND TOURISTS.

The property is situated in an attractive residential and commercial hub and benefits from strong footfall from both local residents and visitors, due to its popularity as a café, restaurant and bar destination. It also known for its award-winning galleries and museums.

The property is well located on a popular pitch for cafes and restaurants at the southern end of Bermondsey Street with Borough and Maltby Street Markets within close proximity. The southern end of Bermondsey Street hosts an eclectic mix of both local and national operators.

- LOCAL RETAILERS**
- 1 Franco Manca
  - 2 Gail's Bakery
  - 3 Baccalà
  - 4 White Cube
  - 5 Cafe Murano
  - 6 Pizarro
  - 7 The Woolpack
  - 8 B Street Deli
  - 9 Chapter 72
  - 10 The Last Talisman
  - 11 Hakata Ramen + Bar
  - 12 FelFel
  - 13 Casse-Croûte
  - 14 Estella Bartlett
  - 15 Caphe House
  - 16 Flour & Grape
  - 17 Simon the Tanner
  - 18 Fashion and Textile Museum
  - 19 Morocco Bound Bookshop
  - 20 José
  - 21 The Garrison
  - 22 Crol and Co
  - 23 Extract Coffee Roasters
  - 24 Al's Cafe
  - 25 Bermondsey Corner
  - 26 Eames Fine Art Print Room
  - 27 Watchhouse
  - R Residences
  - O Offices



# DETAILS

## FRANCO MANCA

### TENANT PROFILE: FRANCO MANCA

The original Franco's was located in Brixton and in 1986 was taken over and re-branded as Franco Manca – 'Franco is missing' (having sold the business!) Since then they have developed into a popular and successful artisan brand specialising in sourdough pizzas & Neapolitan cuisine using locally sourced ingredients.

They now have a nationwide chain over 70 Pizzerias. Further info can be found at [www.francomanca.co.uk](http://www.francomanca.co.uk)

For the year ending 31st March 2024 they reported a **turnover of £71.1M with a gross profit of £26m and net assets of £5.7m.**

### D&B RATING

Current Rating as of 14/03/2024

### Financial Strength:

**3 A** 7,000,000 (GBP) to 14,999,999 (GBP)  
in Tangible Net Worth Equity

This company's Current Tangible Net Worth:  
**9,521,000 (GBP)**

### Risk Indicator:

**2** Lower than Average

### TENURE/TENANCY

	124A BERMONDSEY STREET (FLAT)		124C BERMONDSEY STREET (RETAIL)		TOTALS
	SQM	SQ FT	SQM	SQ FT	SQ FT
GROUND FLOOR	-	-	205	2,207	2,207
UPPER FLOORS	107	1,152	-	-	1,152
<b>TOTAL</b>	<b>107</b>	<b>1,152</b>	<b>205</b>	<b>2,207</b>	<b>3,359</b>

ADDRESS	124A (FLAT)	124C (RETAIL)	124B
TENANT NAME	Franco Manca 2 (uk) Ltd	Franco Manca 2 (uk) Ltd	N/A
RENT PER ANNUM	£30,000	£105,000	£200
LEASE COMMENCEMENT	20th December 2013	20th December 2013	25th Dec 2012
LEASE EXPIRY (BREAK)	19th December 2033	19th December 2033	25th Dec 2137
NEXT RENT REVIEW	20th Dec 2023 (outstanding) and every 3 years thereafter	20th Dec 2028	
DEPOSIT	£6,250	TBC	N/A
BREAK	Landlord only rolling, 12 months' notice	N/A	N/A

### RECENT COMPARABLES

#### LEASING EVIDENCE

- **194-204 Bermondsey Street** - Gail's Letting reflected **£56 psf**
- **194-204 Bermondsey Street** - Baccala Letting reflected **£74 psf**
- **177 Bermondsey Street** – Hakata Letting at £70,000 per annum reflecting **£57.48 psf.**

#### INVESTMENT EVIDENCE

- **194-204 Bermondsey Street** recently sold for **£2,150,000** reflecting **6.21% NIY.** The Long Leasehold interest in the retail accommodation was sold. The residential upper floors were not included in the sale. .

# FLOORPLANS - RESTAURANT

NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.

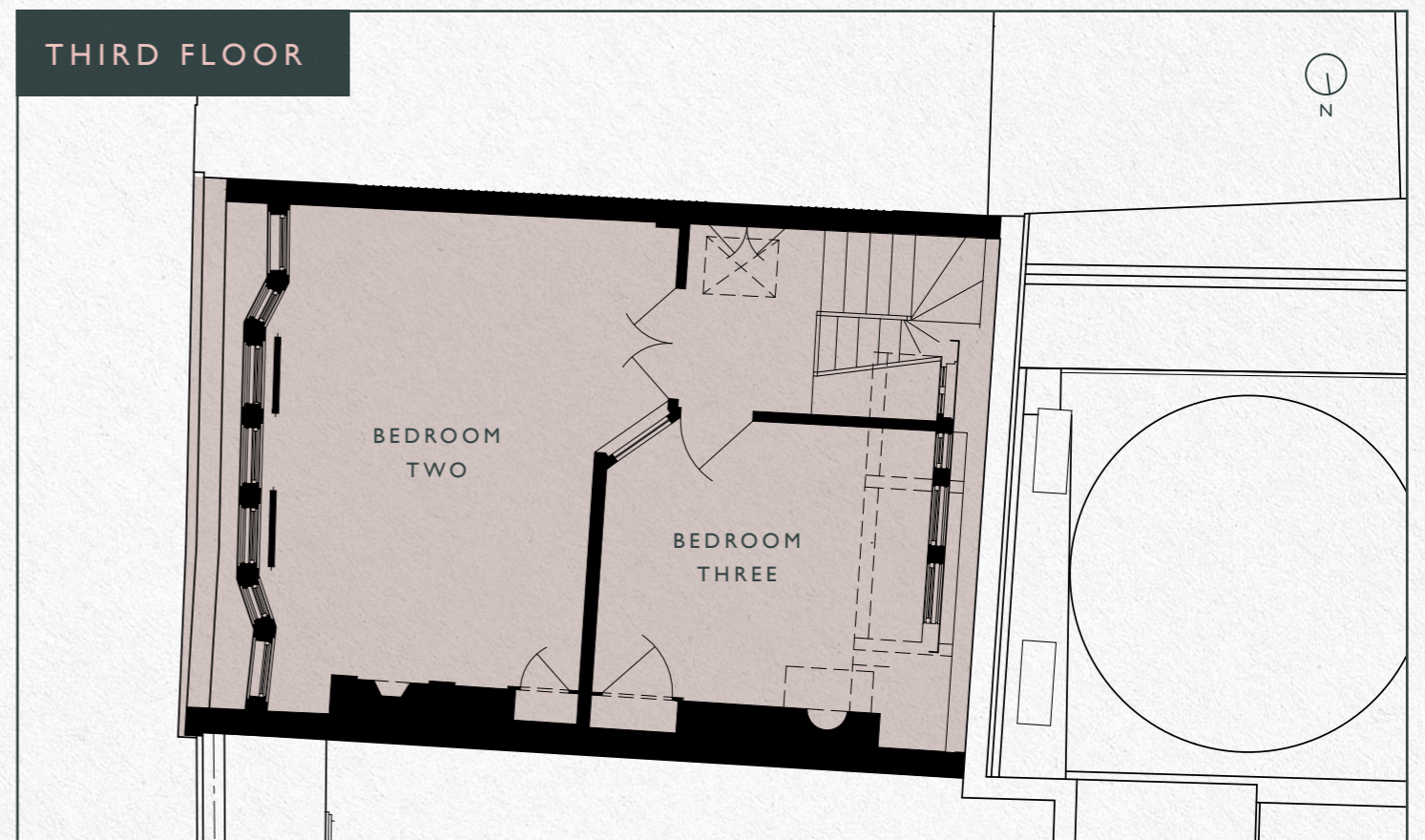
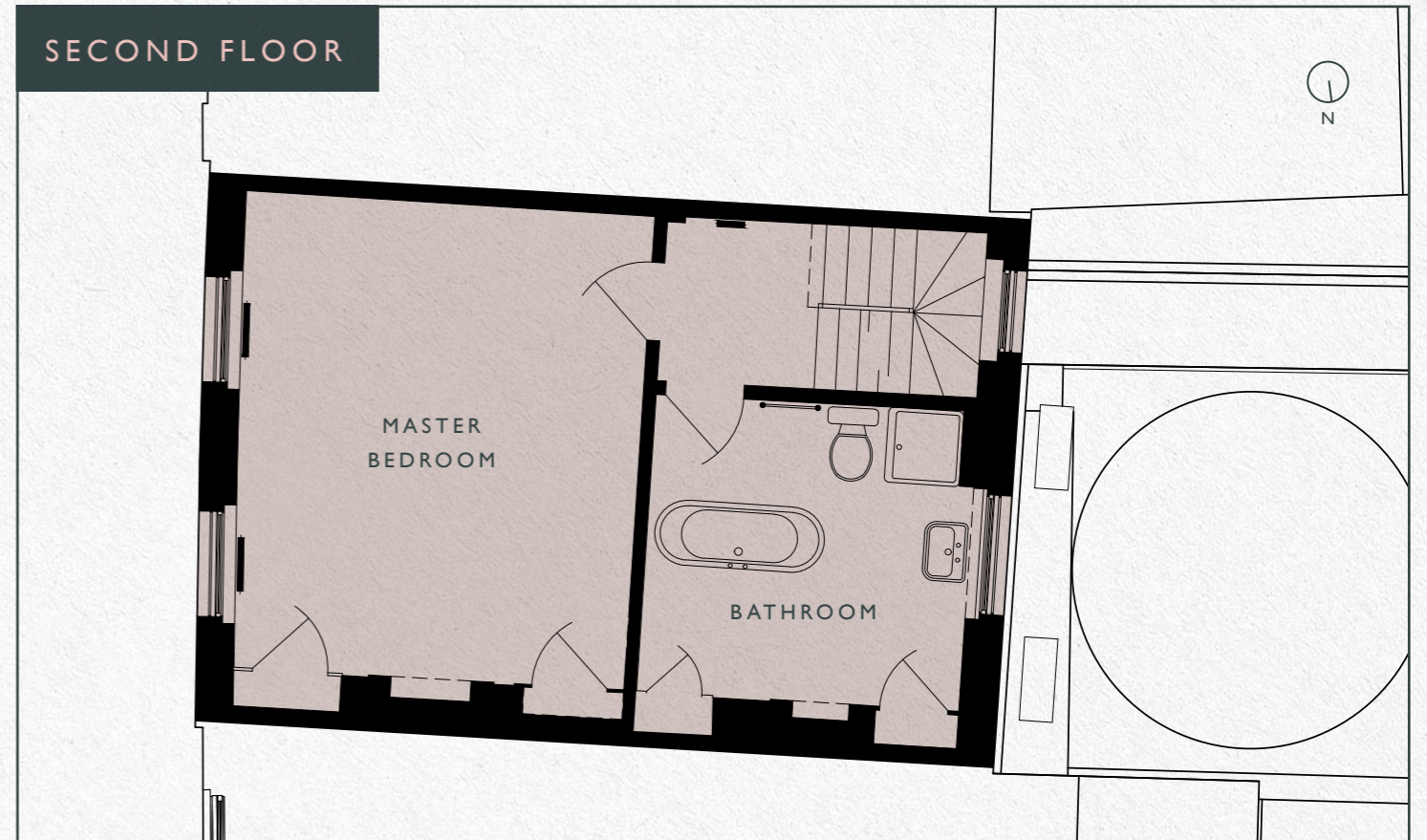
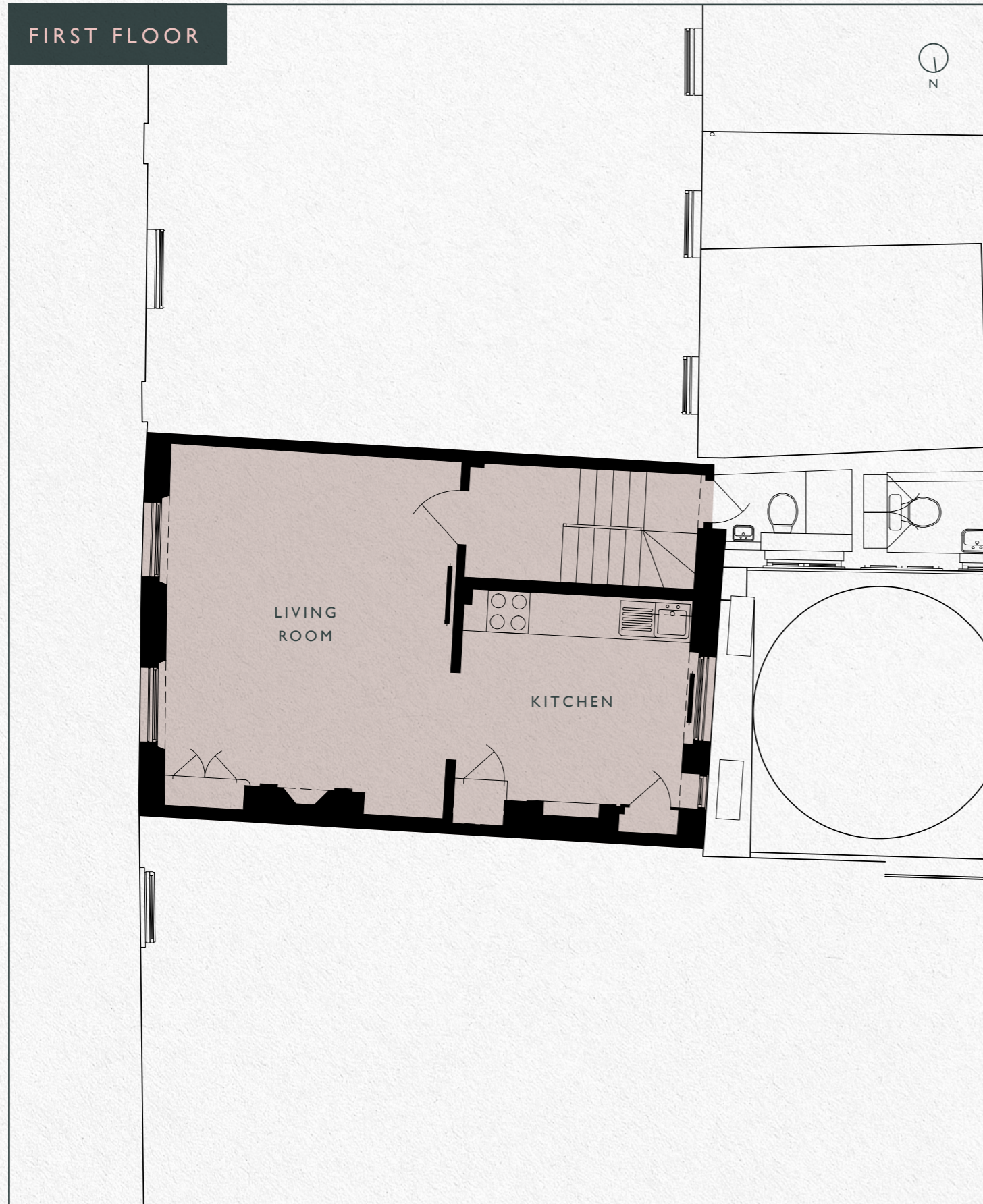
124C BERMONDSEY STREET 124A BERMONDSEY STREET (FLAT)



# FLOORPLANS - RESIDENTIAL

NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.

124C BERMONDSEY STREET 124A BERMONDSEY STREET (FLAT)



# FURTHER INFORMATION

---

## IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification checks. The required documents will be confirmed and requested from the successful purchaser at the relevant time.

## VAT

The property is elected for VAT and is anticipated that the sale will be treated as a transfer of a going concern (TOGC).

## EPC

Available upon request.

## PROPOSAL

Offers in excess of **£2,250,000 (Two Million, Two Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects an **attractive Net Initial Yield of 7.00% on the retail income** (assuming standard purchasers' costs of 6.06%) and a **low capital value of £725 per sq ft on the residential apartment**.

---

## FOR MORE INFORMATION PLEASE CONTACT:

**OLIVER MUERS-RABY**

OLLIEMR@ORMEPROPERTY.CO.UK

07889 535 844

**ANDREW CAIN**

ANDREW.CAIN@CBRE.COM

07816 360 746

**ARCHIE HANCOCK**

ARCHIE.HANCOCK@CBRE.COM

07481 816 720



## DISCLAIMER

Misrepresentations Act 1967 and Property Misdescriptions Act 1991 - Orme Retail, their clients and any joint agents, give notice that: (i) These particulars do not form any part of any offer or contract and must not be relied upon as statements of representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free from contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

**CBRE**

**Orme**  
PROPERTY

