



EXECUTIVE SUMMARY

▶ FREEHOLD COMMERCIAL BUILDING FOR SALE

- ▶ Opportunity to purchase a freehold building arranged over lower ground, ground and upper floors (first, second, third and fourth)
- ▶ Upper floors will be sold with vacant possession
- ▶ Situated in a prominent position on Tooley Street which is a very short walk from London Bridge Station and a 10-minute walk from Borough Market (pictured right)
- ▶ Total net internal area of 3,981.44 sq. ft (369.89 sq. m)
- ▶ Ground floor and lower ground floor lease expires in 2029 paying a rent of £40,000 per annum
- ▶ Outstanding opportunity that would appeal to a variety of buyers due to the property's sought-after location and potential for refurbishment or development (subject to planning).
- ▶ **Quoting offers in the region of £1,500,000 (One Million Five Hundred Thousand Pounds)**



BOROUGH MARKET | LONDON

LOCATION

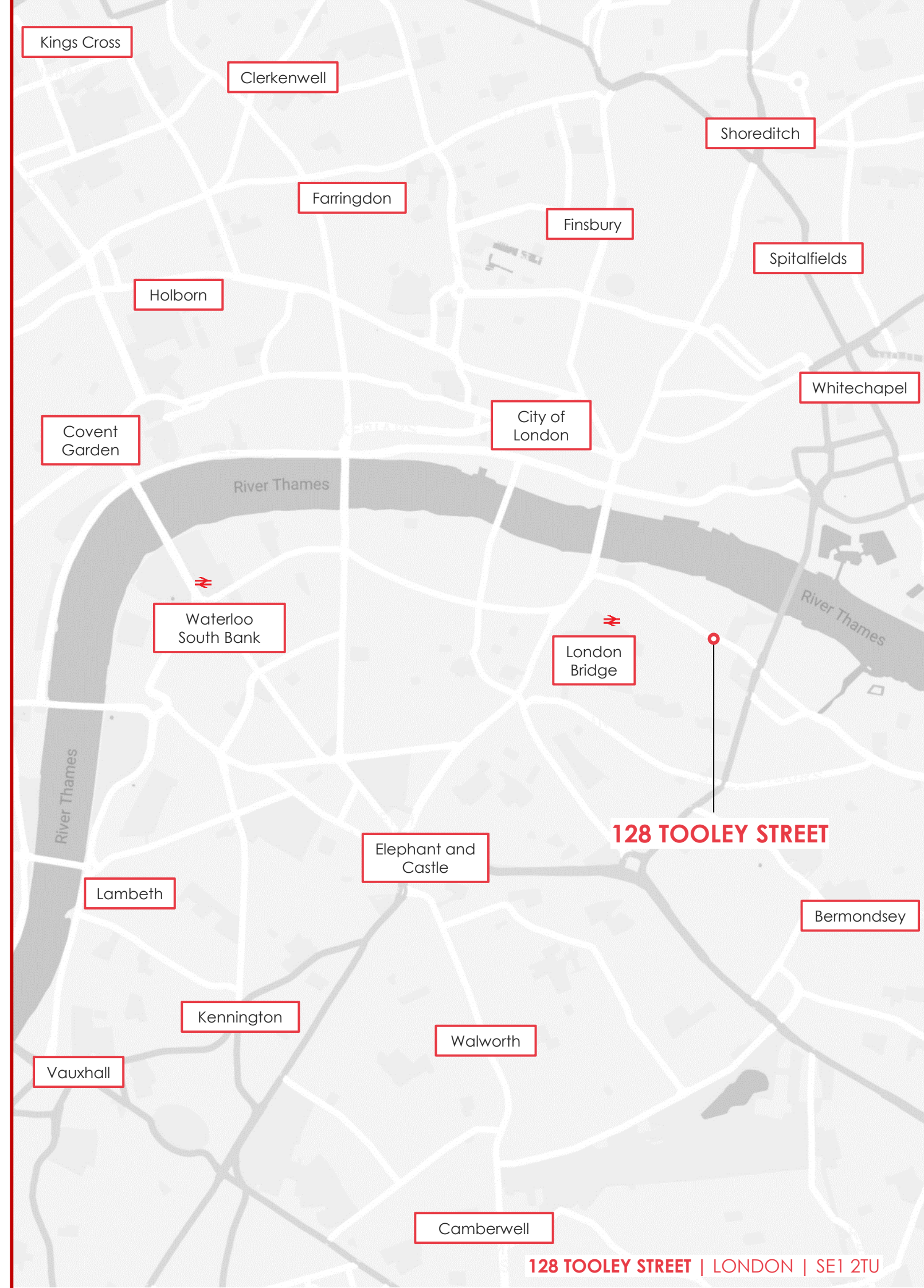
128 Tooley Street benefits from excellent transport links and is very well connected with the newly redeveloped London Bridge Station a few minutes' walk away. Also located within close proximity to local bus routes and London Underground stations.

The building is within a 10-minute walk of Borough Market, Butlers Wharf, Bermondsey Street and Maltby Street Market providing a variety of restaurants, street food, bars and cafes, the property also sits opposite the Unicorn Theatre.

DESCRIPTION

The property comprises a building of masonry construction arranged over four floors including the lower ground and ground floor.

The property provides retail accommodation on the ground floor and lower ground floor with office accommodation on the first, second, third and fourth floors. The ground floor and lower ground floor retail unit, currently let to Chicken Cottage is mainly open plan with seating, kitchen and storage towards the rear of the property. The remaining elements of the first, second, third and fourth floors comprise open plan configuration and benefit from excellent natural light and high ceilings.





FIRST FLOOR



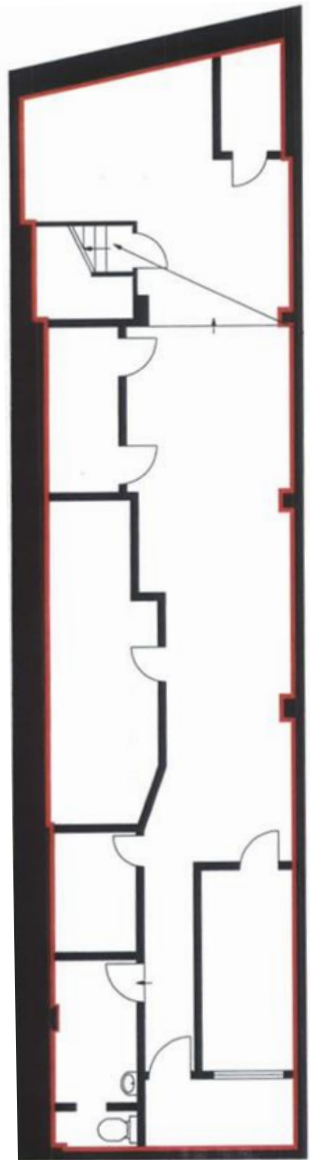
SECOND FLOOR



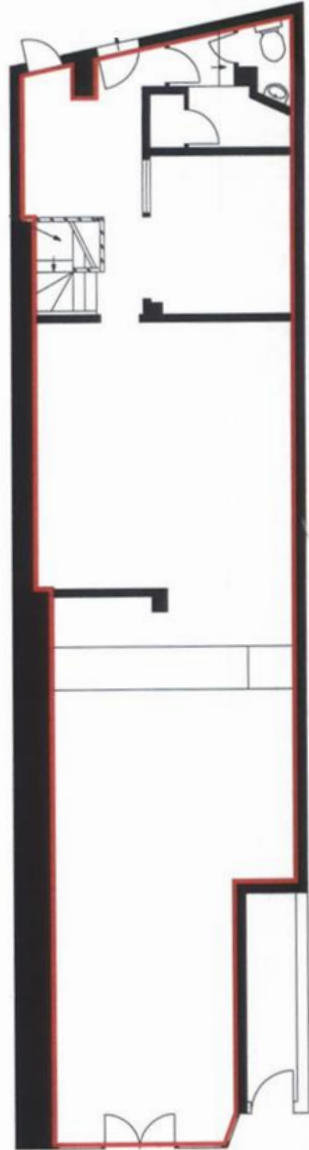
THIRD FLOOR



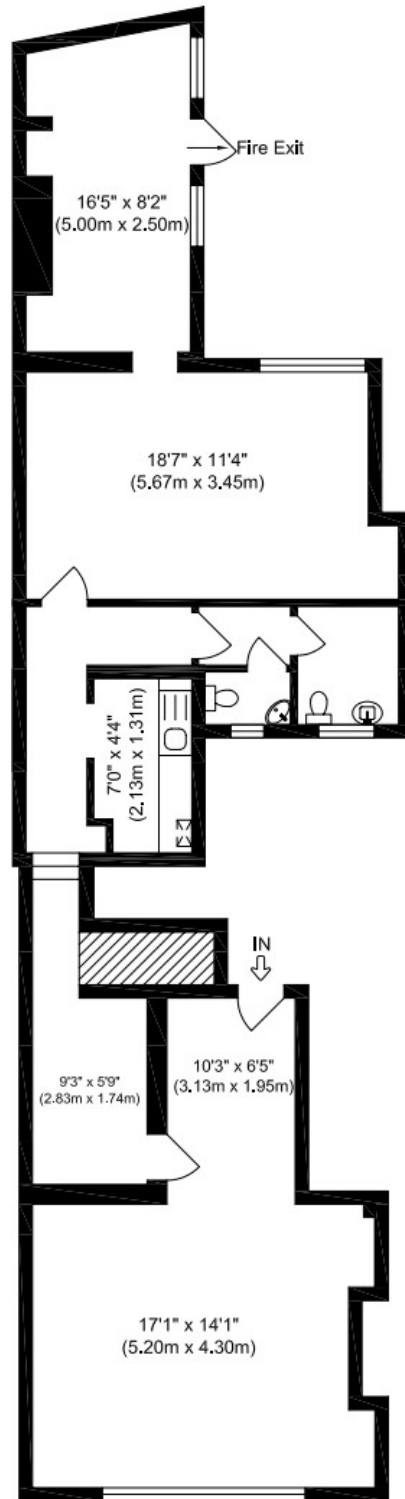
FOURTH FLOOR



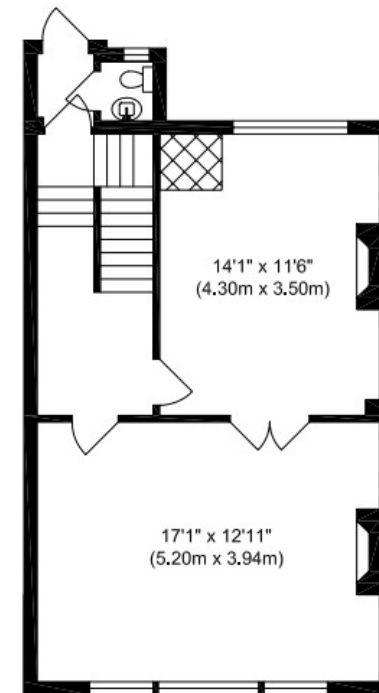
Lower Ground Floor
Approximate Floor Area:
992.43 sq.ft (92.20 sq.m)



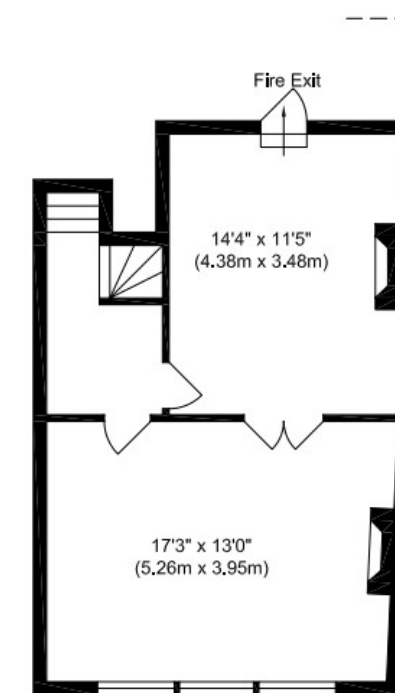
Ground Floor
Approximate Floor Area:
893.94 sq.ft (83.05 sq.m)



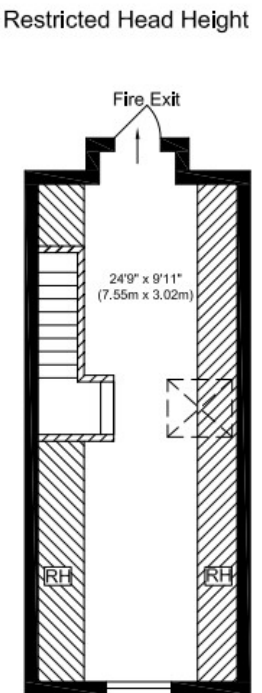
First Floor
Approximate Floor Area:
909.65 sq.ft (84.51 sq.m)



Second Floor
Approximate Floor Area:
487.06 sq.ft (45.25 sq.m)



Third Floor
Approximate Floor Area:
446.70 sq.ft (41.50 sq.m)



Fourth Floor
Approximate Floor Area:
251.66 sq.ft (23.38 sq.m)

----- Restricted Head Height

Total Approx Floor Area: 3,981.44 ft² (369.89 sq.m)

Whilst every attempt has been made to ensure accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

ACCOMMODATION

The retail unit has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice and provide the following net internal areas:

AREA / DESCRIPTION	SQ.M	SQ.FT
Lower Ground Floor	92.20	992.43
Ground Floor	83.05	893.94
First Floor	84.51	909.65
Second Floor	45.25	487.06
Third Floor	41.50	446.70
Fourth Floor	23.38	251.66
Total	369.89	3,981.44

TENANCIES

128 Tooley Street is let on a 21-year lease from 26 March 2008, expiring on and including 26th March 2029. The lease has a current passing rent of £40,000 pa.

TOTAL ANNUAL INCOME OF: £40,000

TENURE

The property is held freehold.

PROPOSAL

Our client is seeking offers in excess of £1,500,000 (One Million Five Hundred Thousand Pounds) for the freehold, subject to contract and excluding VAT.

FURTHER INFORMATION

For further information and to make arrangements to inspect the property please contact:

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