

**FREEHOLD REFURBISHED MIXED-USE BUILDING
(PART INCOME PRODUCING FROM RESTAURANT)
66-70 BOROUGH HIGH STREET, LONDON SE1 1XF**



TOTAL FLOOR AREA – 6,012 SQ FT (559 SQM)

**OF INTEREST TO OWNER OCCUPIERS AND INVESTORS
PRICE – OFFERS IN EXCESS OF £4,850,000**





66-70 BOROUGH HIGH STREET, SE1 1XF.

Location

Located on west side of Borough High Street moments away from the entrance to Borough Market and offering a host of restaurants, bars and cafes nearby. In recent years, London Bridge has undergone an immense regeneration of both commercial and residential properties.

London Bridge mainline (Southern, Thameslink & Southeastern) and underground (Jubilee & Northern line) station is a short walk away offering various connections to all destinations. Borough station (Northern line) is located to the south on Borough High Street.

Description

This Grade II listed building has undergone a complete refurbishment throughout.

The prominent ground and lower ground unit offers a variety of retail/restaurant uses, (A1/A2/A3/A4). The main retail area on the ground floor is predominantly open plan with a kitchen area and W.C facilities located on the lower ground floor. The unit has been completed to shell condition ready for an ingoing occupier to fit out.

The offices are fully self-contained, entranced directly from Borough High Street and offer a selection of small and medium sized office suites refurbished to Grade A specification.

The specification includes:

* Self-contained entrance with reception lobby * Air-conditioning * New passenger lift * Sash windows * LED lighting * Tea-points throughout * Shower facilities * Bike storage provisions

The ground floor office entrance leads into a newly refurbished reception featuring an attractive staircase leading to the upper floors at the front of the building, which are also served by a new passenger lift. There is additional accommodation at the rear including newly constructed office space. W.C facilities are located on each floor with further W.C's and shower facilities on the lower ground floor. There is a large kitchen/breakout area on the ground floor. In addition, there is an enclosed bicycle storage area within the building.

The current configuration would suit a variety of occupiers to include serviced office providers, solicitors, accountants, etc.

66-70 BOROUGH HIGH STREET, SE1 1XF.

ACCOMMODATION

Floor	Office (sq ft NIA)	Retail/Restaurant (sq ft GIA)
Fourth	692	N/A
Third	852	N/A
Second	1,193	N/A
First	1,229	N/A
Ground	237	947
Ground (Office Reception)	162	N/A
Lower Ground	N/A	700
Total	4,365	1,647
Overall Total	6,012	

AVAILABILITY

The ground and basement floors is currently under offer to an established restaurant operator, to be operated under an A3 licence, which intends to open as an Italian restaurant.

Terms have been agreed for a new lease for a fixed term of 20 years at a rent of £80,000 per annum exclusive of outgoings and with 5 yearly upward only rent reviews.

The offices are offered with full vacant possession.

VAT

The property is NOT elected for VAT.

RATES

To be assessed. Please note that the building is Grade 2 listed and therefore business rates are not payable while vacant.

EPC

Offices - Rating – B37

Restaurant - Rating - B38

PRICE

Offers in excess of £4,850,000 for the freehold interest, sold subject to the letting of the ground & basement floors completing (rent - £80,000 pax).

INSPECTIONS

Strictly via appointment through joint agents Lim Commercial & Union Street Partners.

Ian Lim
Lim Commercial
Mobile: 07885 912 982
Email: ian@limcommercial.com

Philip Martin
Union Street Partners
Tel: 020 3328 5372
Mobile: 07711 103 345
Email: pm@unionstreetpartners.co.uk

Rupert Cowling
Union Street Partners
Tel: 020 3757 8578
Mobile: 07736 880 317
Email: rc@unionstreetpartners.co.uk

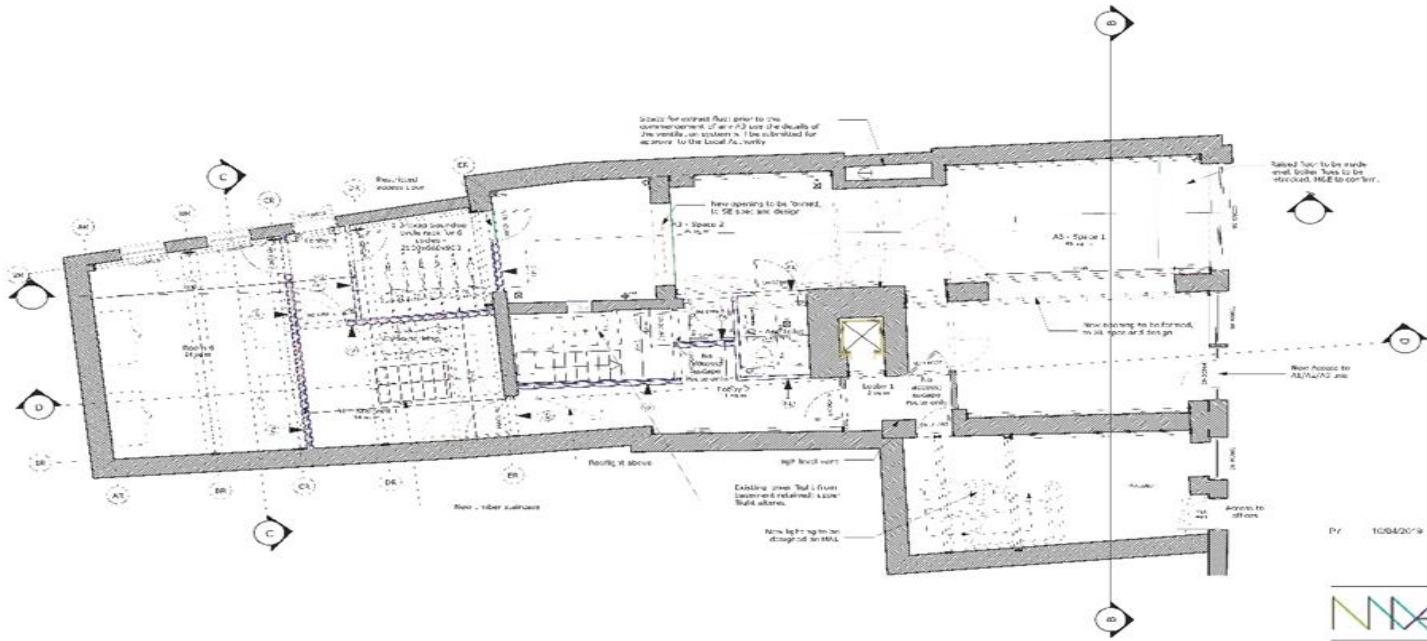
Luke Austerberry
Union Street Partners
Tel: 020 3757 8579
Mobile: 07921 406 291
Email: la@unionstreetpartners.co.uk

LOCATION PLAN



PROPOSED GROUND FLOOR

Key:
--- Demolish



Ground Floor Floor
 Scale: 1:100

Project: 10042019
 Updated Tender Plans
 Purpose of Plan:
 For Coordination

Norton Mayfield Architects
 10042019
 10042019
 10042019

Commercial Real Estate Ltd.

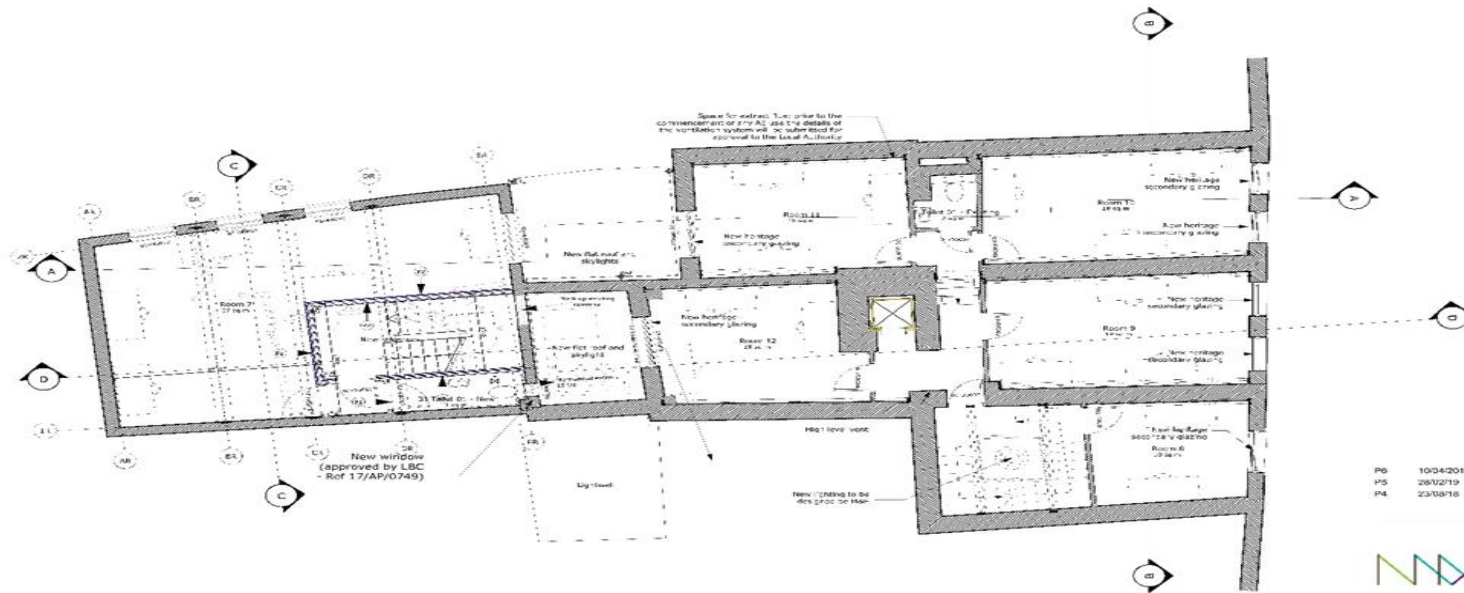
Project Ref: 1745
Tulip House,
 66-70 Borough High Street,
 London SE1 1XF
 Project Ref: 1745
1745-NMA-XX-00-DR-A-00100
 Project Ref: 1745
Proposed Ground Floor Plan

Project No.	Scale	Rev	Date
1745	S1	P6	1:500&41 1:100&A3

PROPOSED FIRST FLOOR

Key:

--- Demolish



PB 10042019 Updated Tender Plans
 PS 28/02/19 For London
 PA 23/08/18 Client review
 For Coordination
 of number of sheets

Norton
 Mayfield
 Architects

Commercial Real Estate Ltd.

First Floor
 Scale: 1:100

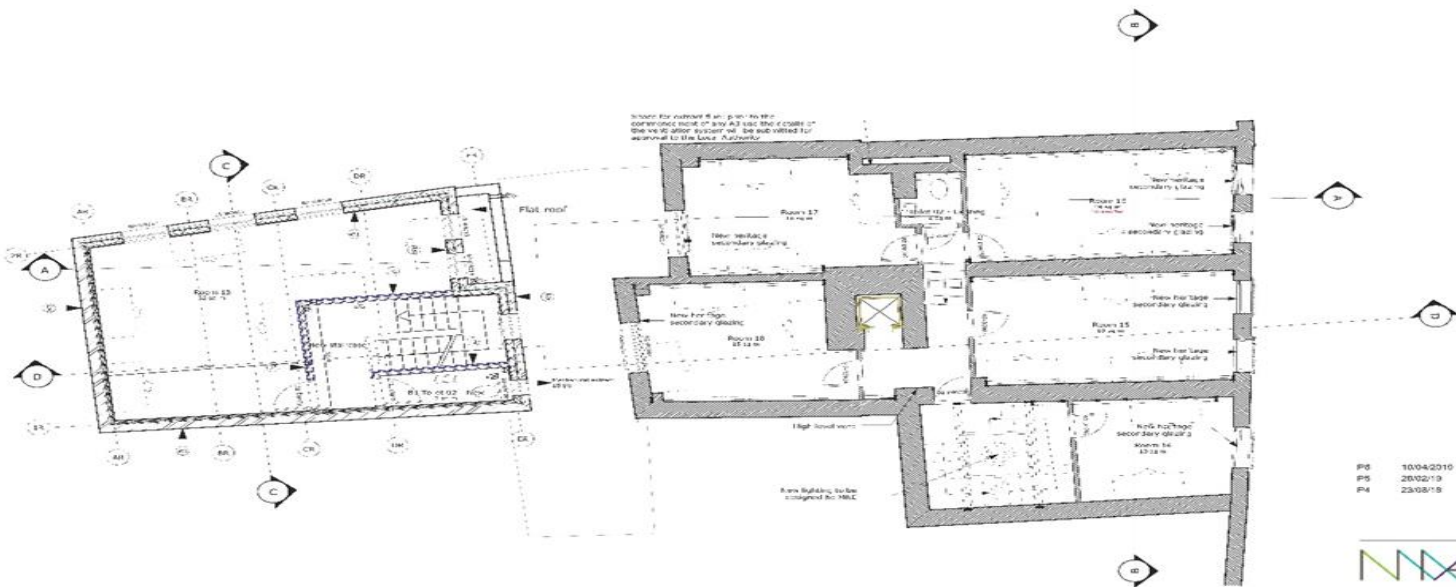
Tulip House,
 66-70 Borough High Street,
 London SE1 1XF

1745-NMA-XX-01-DR-A-00100

Proposed First Floor Plan

Project No: 1745
 Sheet: S1
 Rev: P6
 Date: 15/08/18
 Scale: 1:100&A3

PROPOSED SECOND FLOOR



PS 10/04/2010 Updated Tender Plans
 P5 26/02/19 For Tender
 P4 23/08/18 Client review version

Project Title
 1745-NMA-XX-02-DR-A-00100
 Proposed Second Floor Plan
 For Coordination
 Norton Mayfield Architects
 Commercial Real Estate Ltd.

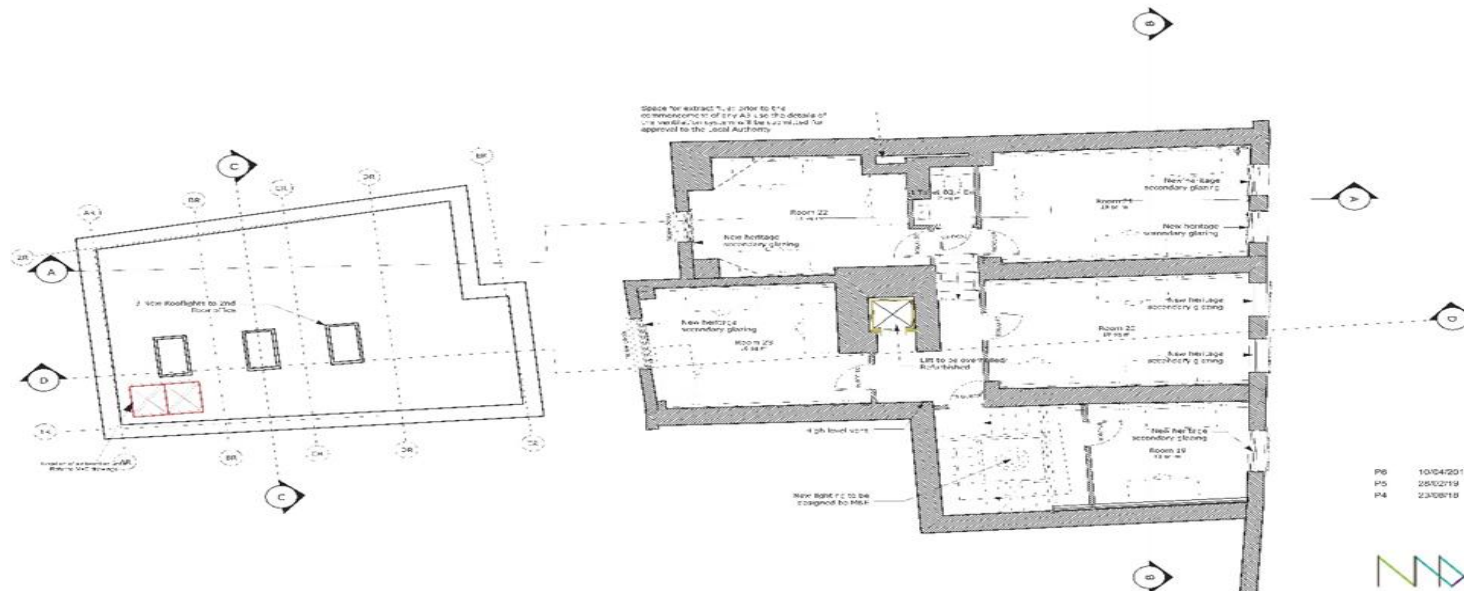
Second Floor
 Scale: 1:100



Project Title
Tulip House,
66-70 Borough High Street,
London SE1 1XF
 1745-NMA-XX-02-DR-A-00100
 Proposed Second Floor Plan
 Project No: 1745
 Date: 5/1
 Rev: P6
 Scale: 1:50 (A1)
 1:100 (A3)

1745-NMA-XX-02-DR-A-00100

PROPOSED THIRD FLOOR



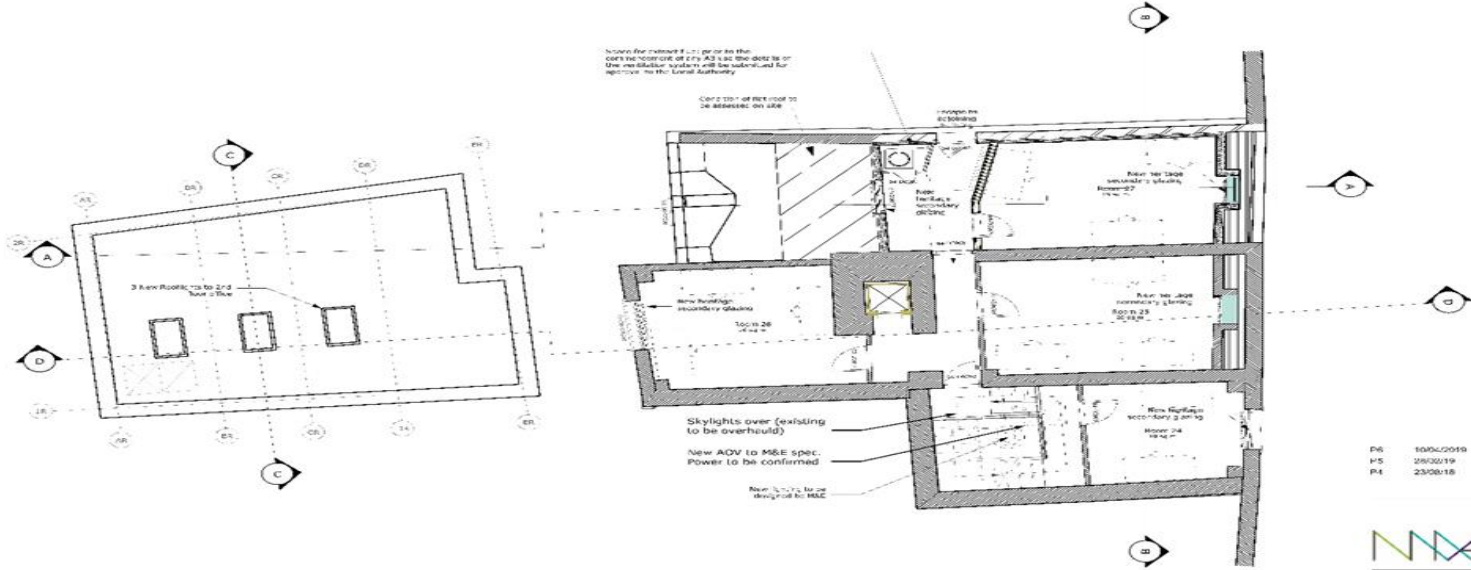
Third Floor
Scale: 1:100

PB 10/04/2019 Updated Tender Plans
 P5 25/02/19 For London
 P4 23/08/18 Client review
 10/04/19 10/04/19
 10/04/19 10/04/19
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 For Coordination
 Narton
 Mayfield
 Architects
 Commercial Real Estate Ltd.

Project Title
**Tulip House,
 66-70 Borough High Street,
 London SE1 1XF**
 1745-NMA-XX-03-DR-A-00100
Proposed Third Floor Plan

Sheet No.	Date	Rev	Scale
1745	S1	P6	1:50@A1 1:100@A3

PROPOSED FOURTH FLOOR



P6: 10/01/2019 Updated Tender Plans
P5: 28/02/19 1 of 1 minor
P4: 23/08/18 Client review
revisions
For Coordination

Norton
Mayfield
Architects
Commercial Real Estate Ltd.

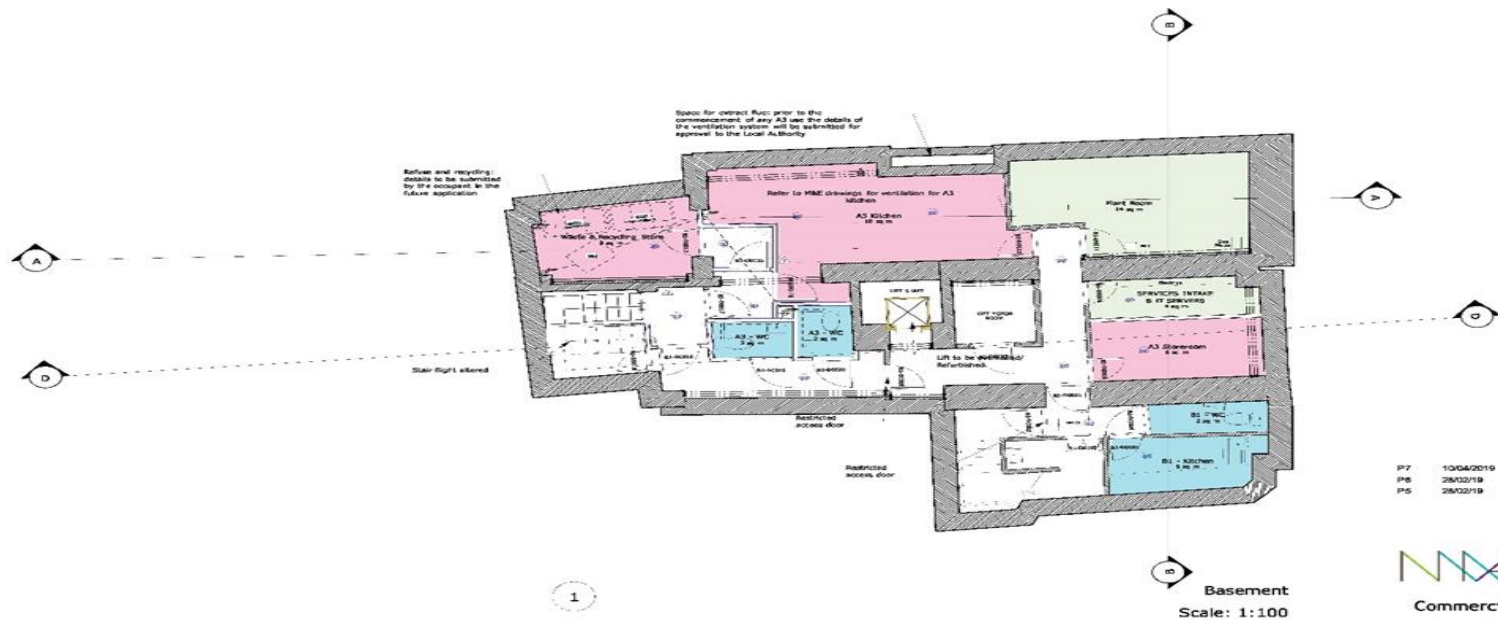
1 Fourth Floor
Scale: 1:100

Tulip House,
66-70 Borough High Street,
London SE1 1XF

1745-NMA-XX-04-DR-A-00100
Proposed Fourth Floor Plan

PROJECT NO: 1745 DRAWING NO: 51 DATE: P6 SCALE: 1:100 (A3)

PROPOSED LOWER GROUND FLOOR



P7 10/04/2019 Updated Tender Plans
 P6 28/02/19 For Tender
 P5 28/02/19 For Tender

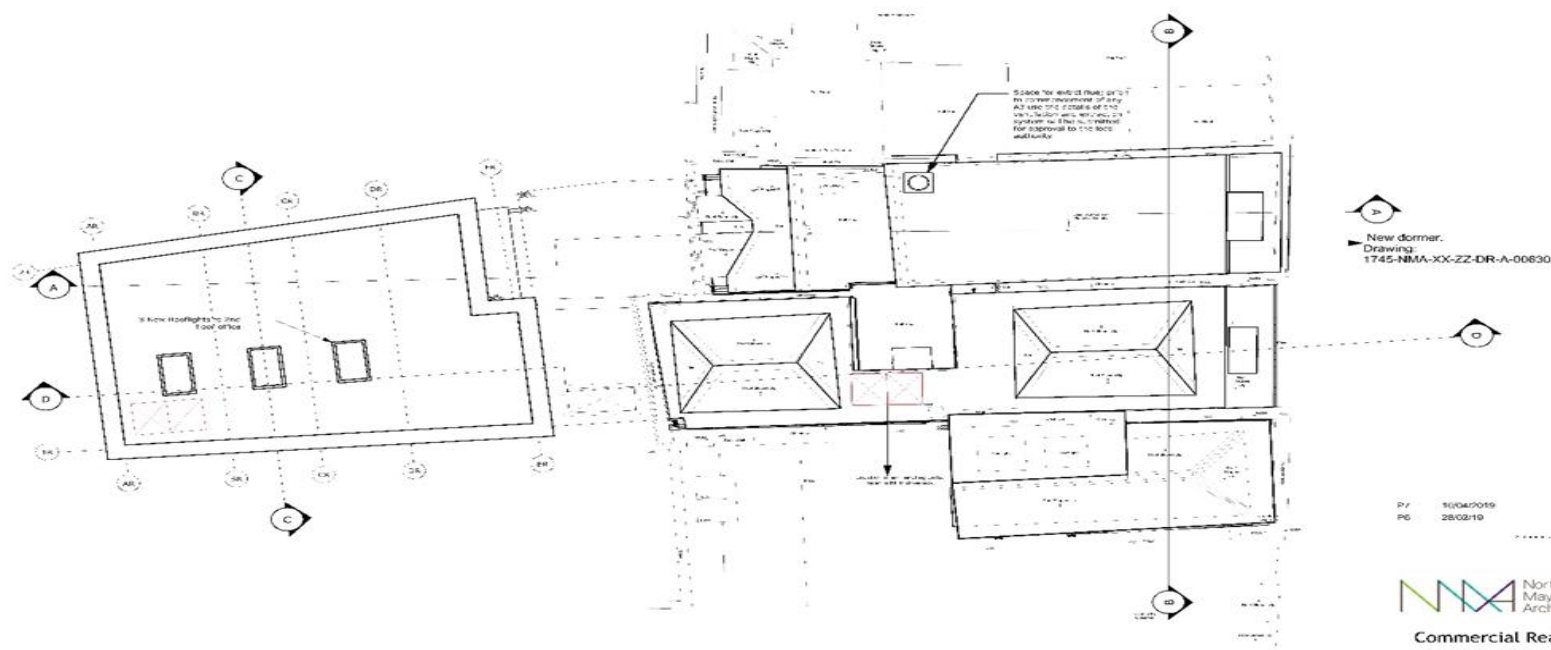
Purpose of Issue:
 For Coordination

Norton Mayfield Architects
 Commercial Real Estate Ltd.

Tulp House,
66-70 Borough High Street,
London SE1 1XF
 Project Title
 1745-NMA-XX-B1-DR-A-00100
 Proposed Lower Ground Floor Plan

Project No.	Store	Floor	Scale
1745	S1	P6	1:500A1 1:1000A3

PROPOSED ROOF PLAN



Roof Level
Scale: 1:100

P7 10/04/2019 Updated Tender Plans
P6 28/02/19 For Tender
For Coordination

**Norton
Mayfield
Architects**
Commercial Real Estate Ltd.

**Tulip House,
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1745-NMA-XX-RF-DR-A-00100
Proposed Roof Plan

Project No.	Sheet	Rev.	Scale
1745	51	P7	1:50@A1 1:100@A3

1745-NMA-XX-03-A-00100.dwg