

TO LET

LONDON
BRIDGE
STATION

SU76
TOOLEY
STREET



OVERVIEW

Presenting an excellent opportunity for a food to go brand to operate on the exterior of one of Britain's busiest train stations

Benefitting from high footfall seven days per week, this unit has a large kitchen area for food preparation, ample counter space and front of store area for food to go.

Above the kitchen, the beautifully crafted mezzanine is perfect for food storage within the unit. Interior seating is available throughout for longer dwell.

LOCATION

Tooley Street is a key route for both commuters and leisure visitors, within walking distance to Borough Market, The Shard, London Bridge, More London and Tower Bridge.

The unit sits within a popular and successful cluster of food to go establishments, including McDonalds and Starbucks.

LONDON BRIDGE KEY STATS



68 million visits
per year



23.4% unit
penetration



15m average
dwell time



Over £91m in
annual sales



UNIT DETAILS

FOOD & BEVERAGE

UNIT SIZE

131.0m²
Width - 8.80m
Depth - 14.80m

SHOPFRONT

Heritage Infill 01 (Fully glazed timber framed shopfronts, within existing Tooley Street façade)

GAS

50mm diameter, 30m /h, 21mbar
(Set as gas governor)

SOFFIT

Existing masonry arch
Approx 9.00m to arch crown

POWER LEVEL

400A 415/230V 3-phase service with a 125 Amp breaker

VENTILATION

All ventilation plant for this unit is to be provided by the tenant as part of fit-out works and installed within the retail unit demise. Further louvre space is provided on the Tooley Street façade.

EXTERNAL SEATING

No

DRAINAGE

Two Soil Vent Pipes (SVPs) are provided to the rear of the unit, each with capped off 100mm and 50mm waste connections at low level, and a capped 50mm vent pipe connection at high level.

WATER SUPPLY

The 28mm diameter potable water supply provided by the landlord at a pressure of 3 bar (set at PRV) terminates in the meter cupboard location via an isolating valve, meter, strainer, pressure reducing valve, double check valve, service valve and cap-end. The water meter is MID certified and also linked to the BMS. The landlord provision will be complete with drain point.

TELECOMS

Local BT Openreach distribution point for install by the tenant

TERMS

MINIMUM GUARANTEED RENT

£150,000

RATES

Interested parties are advised to contact the VOA directly for rates information.

SERVICE CHARGE

Years 1-3 - £15 per sq ft
Years 4-5 - £17 per sq ft

RENT TERMS

Base rent or an agreed percentage of gross turnover, whichever is higher and will be net of VAT and exclusive of rates

LENGTH OF LEASE

6 years, outside of the landlord and tenant act

STORAGE COSTS

£25 per sq ft

AVAILABLE FROM

February 2025

OPERATIONS & LEGALS



DELIVERY RESTRICTIONS

No deliveries on concourse during peak times

MINIMUM TRADING HOURS

Monday to Friday 07:30 - 20:00

Saturday 08:00 - 20:00

Sunday 09:00 - 19:00

LISTED BUILDING CONSENT REQUIRED

Yes - Part L of building regulations

EPC

Yes - Part B

LEGAL COSTS

Each party is responsible for their own legal fee's

LLC FEE'S

£4,000



Pure.
SPECIALTY COFFEE
MEMBERSHIP 10% OFF

56
Pure.

£2.95

FLAT WHITE

£2.95

FLAT WHITE

£2.95

FLAT WHITE

when you
BRING YOUR
OWN CUP

£2.95

FLAT WHITE

when you
BRING YOUR
OWN CUP

MAKE OUR STATIONS YOUR NEXT BRAND DESTINATION



FIONA THOMSON
CATEGORY MANAGER
NETWORK RAIL PROPERTY

SCAN TO ENQUIRE

