



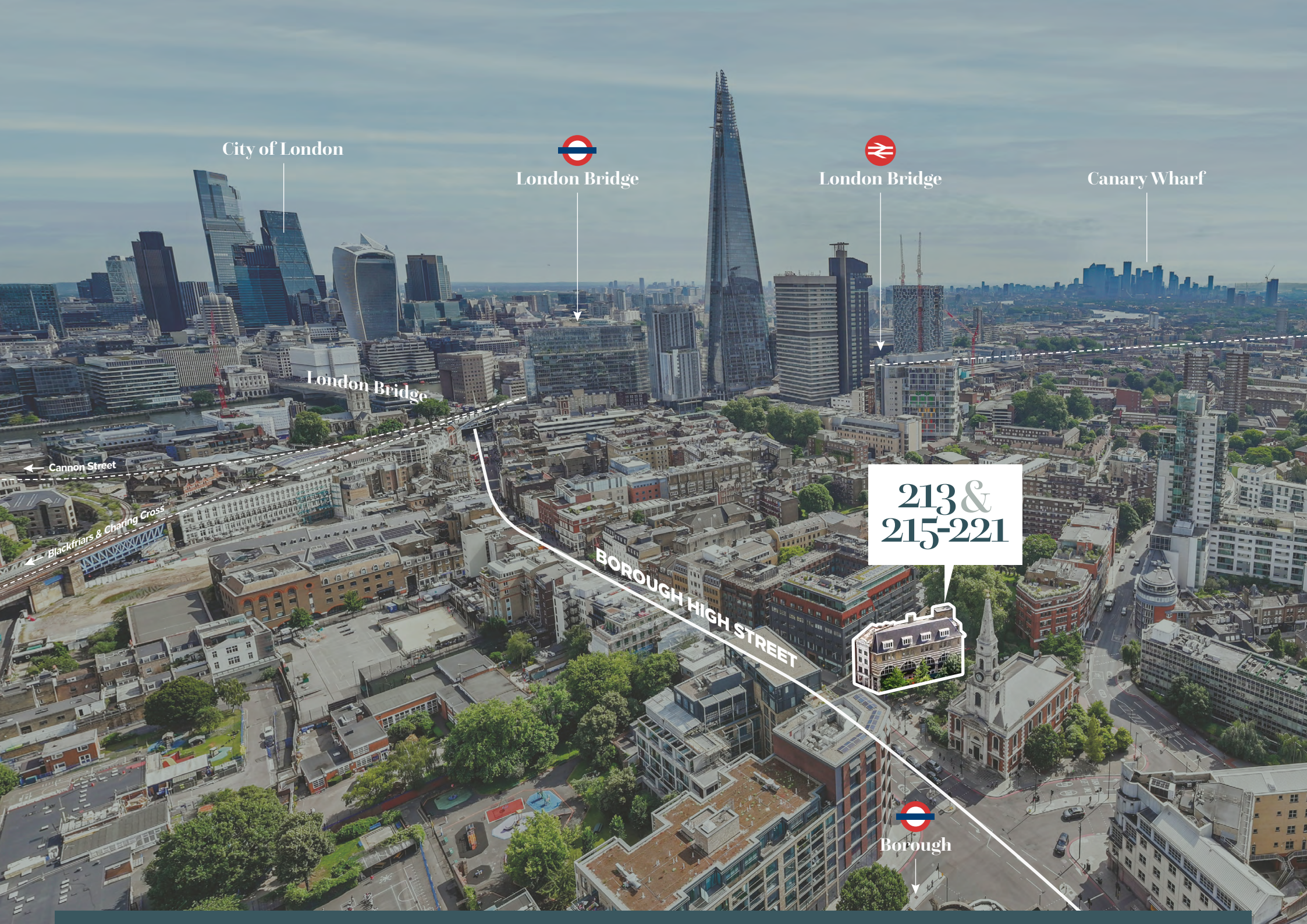
GERALDEVE
A NEWMARK COMPANY



213 & 215-221

BOROUGH HIGH ST
LONDON SE1 1JA

UNIQUE OPPORTUNITY TO ACQUIRE TWO SELF-CONTAINED, ADJOINING FORMER EDUCATION AND OFFICE PREMISES,
IN A PRIME LOCATION, WITH POTENTIAL FOR ALTERNATIVE USES, SUBJECT TO PLANNING PERMISSION



City of London



London Bridge



London Bridge

Canary Wharf

London Bridge

Cannon Street

Blackfriars & Charing Cross

BOROUGH HIGH STREET

213 &
215-221



Borough



213 & 215-221

BOROUGH HIGH ST
LONDON SE1 1JA



Executive Summary

- Unique opportunity to acquire two self-contained, adjoining former education and office premises, currently used in part as serviced offices
- Total Gross Internal Area of 18,018 sq ft (1,674 sq m)
- Site area of c. 0.113 acre (0.046 hectare)
- Prime location on Borough High Street, directly opposite Borough Underground Station
- Freehold
- No. 213 offered with vacant possession
- Nos. 215-221 are let to Urban Space Solutions Limited for a term of 3 years expiring on 7 November 2025, with a mutual option to break at any time on 6 months' notice
- Lawful planning use – classes F1 and E respectively
- Potential for conversion or redevelopment to other uses including residential, educational and various commercial uses, subject to planning permission
- Offers are invited for the freehold interest in the property.

Location

The property is located in the highly desirable area of Borough within the London Borough of Southwark. The area is characterised by shops, restaurants and the famous and popular Borough Market.

The area has seen notable improvements over recent years and is now a recognised destination for commercial, restaurant and evening leisure uses. It benefits from good transport and road links.

The property overlooks Tabard Street to the south, which comprises an area of public realm, occupied Monday to Friday by Tabard Street Food Market. Across Tabard Street is the Grade II listed St George the Martyr Church.

Behind the property, to the east, is the former St George's Churchyard, which are now public gardens. Beyond are Tennis Street and Long Lane which comprise a mix of commercial and residential properties.

The property has excellent access to public transport with a Public Transport Accessibility Level ("PTAL") of 6b. Borough bus station is only 0.1 miles from the property. Borough Underground Station is situated directly opposite the property which provides Northern Line services and links to the wider London Underground network. London Bridge Station and London Waterloo Station are located within a mile from the property.



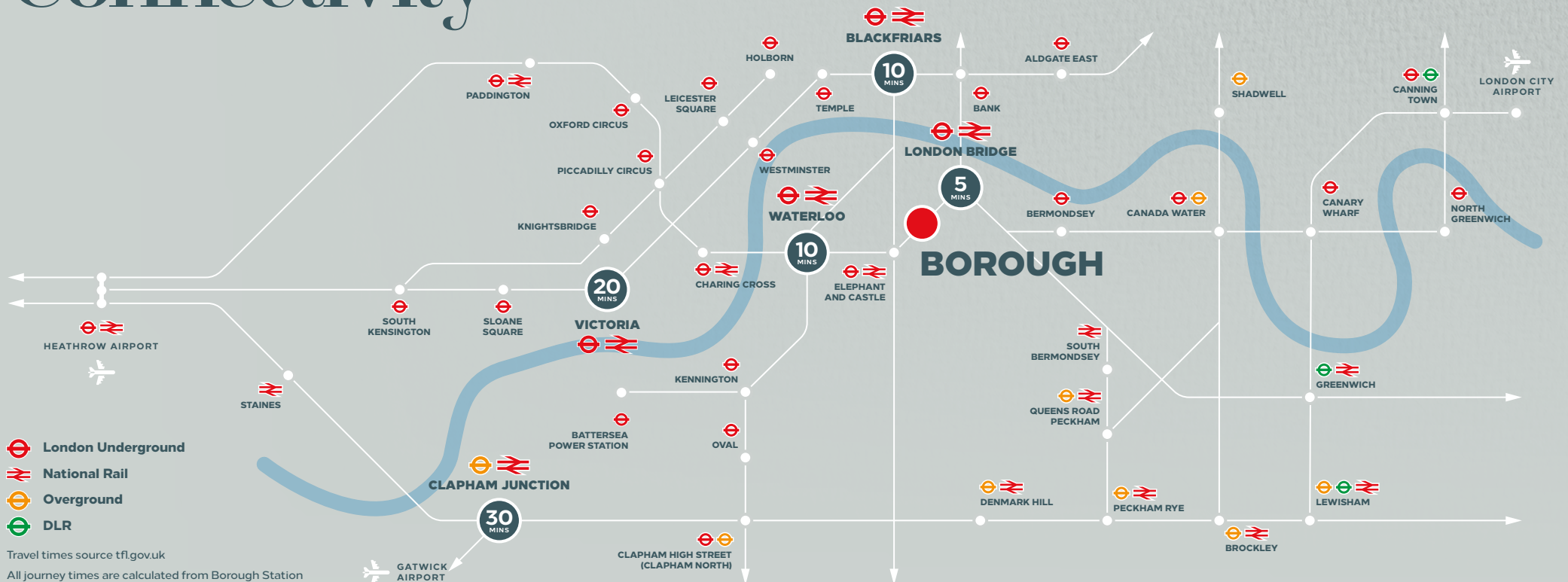
The area is now a recognised destination for commercial, restaurant and evening leisure uses



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Connectivity



The Property

The property comprises two self-contained, adjoining former education and office premises arranged over basement, ground and three upper floors.

213 Borough High Street

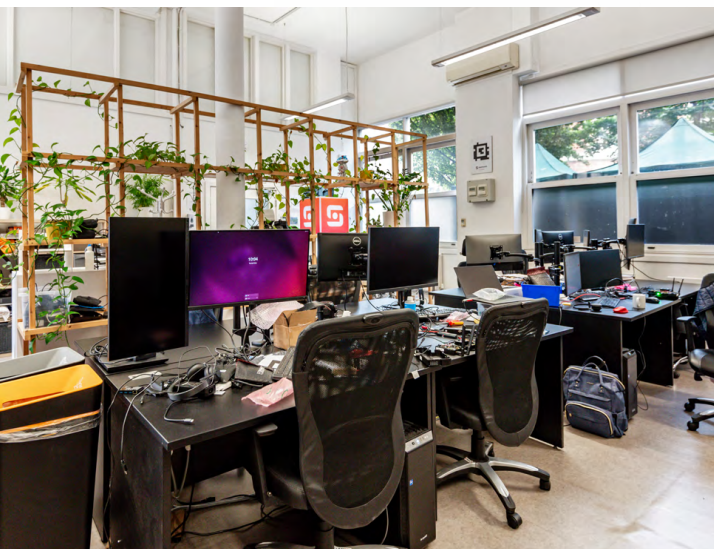
No. 213 comprises a combination of cellular and open plan accommodation, arranged over basement, ground and three upper floors. The property was most recently used for F1 use and has remained vacant since. The property was originally constructed in the late 1800s and was rebuilt in the 1980s with period features.

Access is via a side entrance along the alleyway between the adjoining building.

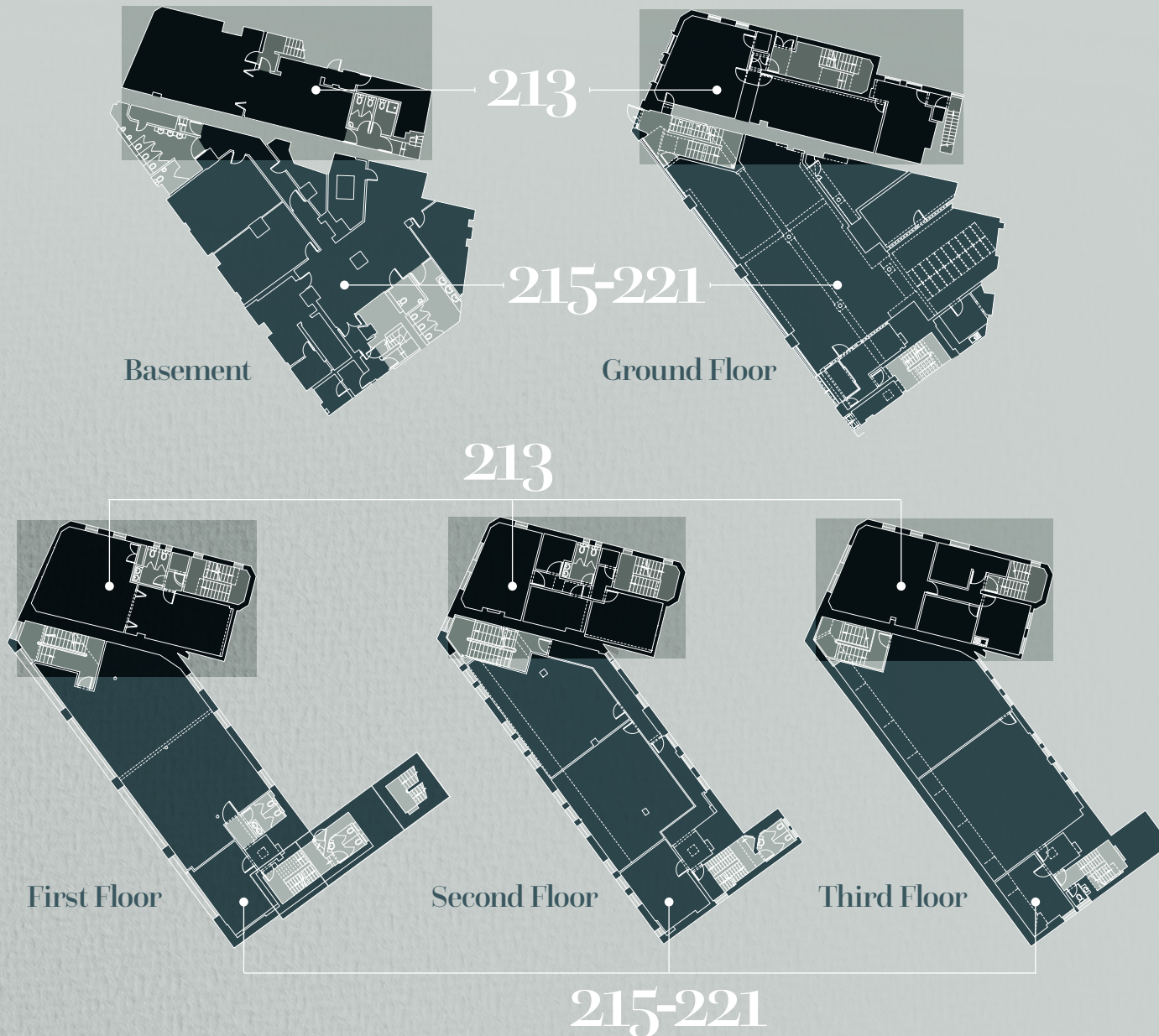
215-221 Borough High Street

No's. 215-221 comprise Locally Listed and predominantly open plan accommodation, arranged over basement, ground and three upper floors. The property is currently used as serviced offices and provides attractive well-lit space with high ceilings on the ground floor. The property was originally constructed in the early 1900s with ornate period features including stone piers and oversized arched bay windows.

Access is via the main entrance fronting Tabard Street overlooking St. George the Martyr Church. There is a passenger lift which serves all floors which is not currently in use.



Accommodation



The properties have been measured in accordance with the current RICS Code of Measuring Practice and provide the following Gross Internal Areas (GIAs) and Net Internal Areas (NIAs):

Accommodation	Floor Area sq m (GIA)	Floor Area sq ft (GIA)
213 BOROUGH HIGH STREET		
Basement	118.12	1,271
Ground	121.60	1,308
1st	87.97	946
2nd	87.97	946
3rd	87.97	946
SUB-TOTAL	502.73	5,417

215-221 BOROUGH HIGH STREET		
Basement	289.95	3,120
Ground	294.22	3,166
1st	194.63	2,094
2nd	199.64	2,148
3rd	194.16	2,089
SUB-TOTAL	1,172	12,617
TOTAL	1,674	18,018

Accommodation	Floor Area sq m (NIA)	Floor Area sq ft (NIA)
213 BOROUGH HIGH STREET		
Basement	86.99	936
Ground	87.11	938
1st	64.84	698
2nd	59.16	637
3rd	70.59	760
SUB-TOTAL	368.69	3,968

215-221 BOROUGH HIGH STREET		
Basement	186.69	2,010
Ground	219.16	2,359
1st	142.18	1,530
2nd	128.50	1,383
3rd	155.53	1,674
SUB-TOTAL	832.06	8,956
TOTAL	1,200.75	12,924

*Approximate floor areas have been scaled from plans.

Planning & Development Potential

213 Borough High Street

The property is within the London Borough of Southwark and is located within the Borough High Street Conservation Area. We consider that No. 213 would fall within Use Class F1 (a) (Non-Residential Education) under the Town and Country Planning (Use Classes) order 1987.

215-221 Borough High Street

The property is within the London Borough of Southwark, it is Locally Listed and is within the Borough High Street Conservation Area. We consider that Nos. 215-221 would fall within Class E (formerly B1a) under the Town and Country Planning (Use Classes) order 1987.

There has been some meanwhile use of 215-221 Borough High Street for Class E use, but this is not established as it has not been active for over 10 years.

The building was previously occupied by the Chartered Institute of Public Finance and Accountancy (CIPFA) Education & Training Centre, for education and training purposes and was therefore occupied under a Class F1(a) (Non-Residential Education) use.

This educational use followed a 1992 personal planning permission. The property then reverted to a B1 use (now Class E) on becoming vacant, or discontinuation of the use.

A planning appraisal report setting out our views on the property's existing lawful uses and the prospects for alternative use is included within our data room.



We consider the property would suit a variety of alternative uses, under Class E, as well as for restaurant, education, nursery and residential use, subject to planning permission.



Residential
(conversion)



Restaurant



Education



Nursery

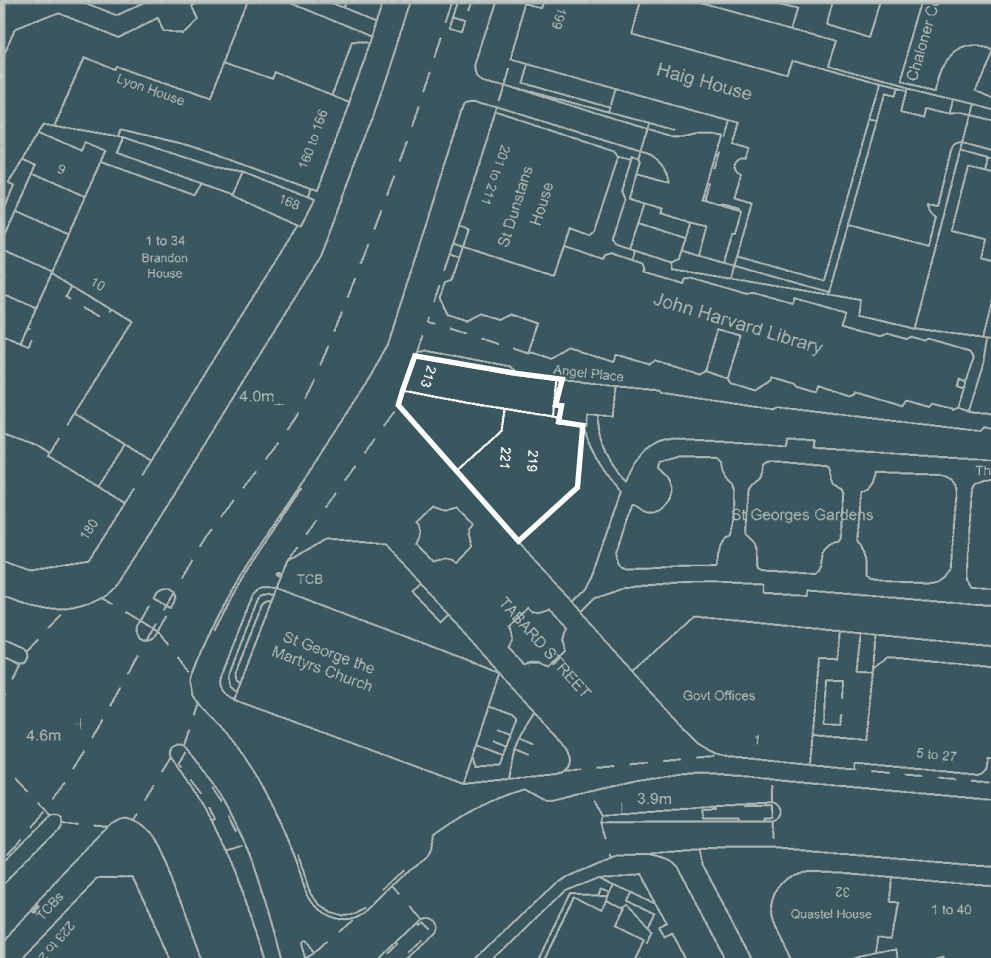
There is the potential to extend Nos. 215-221 to the rear, and add an additional floor to No. 213, subject to planning permission.



**Interested parties
should make their
own enquires with the
London Borough of
Southwark.**

213 & 215-221

BOROUGH HIGH ST
LONDON SE1 1JA



Tenure

The property is held under two separate freehold titles. No. 213 is offered freehold with vacant possession. Nos. 215-221 is offered freehold subject to a lease to Urban Space Solutions, details of which we summarise below.

Lease

The property is currently let to Urban Space Solutions Limited on a turnover rent basis expiring on 7 November 2025. The lease is contracted outside the Landlord and Tenant Act 1954 and benefits from a mutual break option to break at any time on six months' notice.

We understand that the rent is based on 40% of the profit and that the most recent turnover rents received in 2023 equate to £54,880 per annum. Further information will be made available in the data room.

EPC

213-221 Borough High Street –
Rating – C

VAT

The property is not elected for VAT.

Viewing & Further Information

The property is currently part-occupied and viewings are strictly to be arranged via prior appointment with sole agents, Gerald Eve. Strictly no parties are to attend site without appointment.

A data room will be made available containing the following documents:

- Floor plans
- Lease for Nos. 215–221
- Registered Titles and Title Plans
- Ordnance Survey Plan
- Building Survey
- Planning Statement
- EPCs
- Photographs

Offers

We are inviting offers on behalf of the Vendor for the freehold interests by way of informal tender. The vendors have a preference for an unconditional sale, but all offers will be considered. Further details on the sale process can be made available on request.



Contacts

For more information, please contact Tristan Ball or Will Fennell.

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