



**STIRLING
ACKROYD**

FOR SALE

**230a Borough High
Street, London, SE1 1JX**

895 sq ft

Corner Class E Unit For
Sale/Rent located on
Borough High Street



VIDEO TOUR

stirlingackroyd.com



Description

Situated on the prominent corner of Borough High Street, this versatile Class E premises is arranged over ground and lower ground floors, offering an excellent opportunity for a wide range of occupiers.

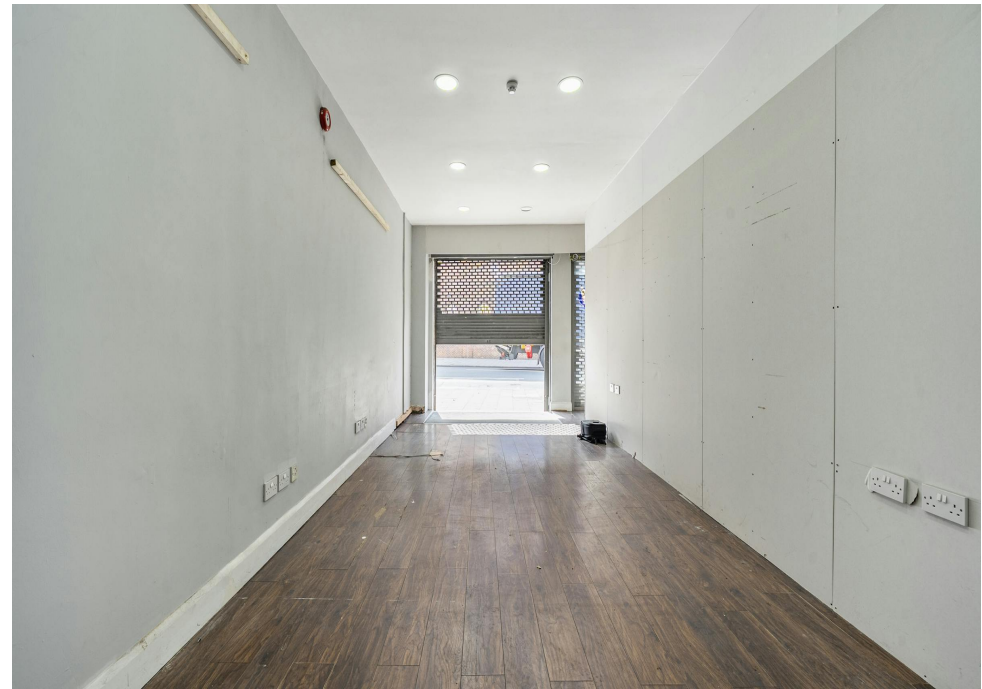
The property benefits from an attractive frontage located on Borough High Street with views of the City skyline and providing exceptional visibility onto one of South London's busiest thoroughfares, ensuring strong footfall throughout the day. Internally, the space benefits from excellent natural light afforded from the shop front in addition to additional space located in the lower ground which can be afforded via an internal staircase or a self-contained entrance via Lant Street.

The layout lends itself particularly well to café, coffee shop, artisan bakery, deli or grab-and-go food concepts, while the flexible Class E planning consent also accommodates a variety of retail, wellness, showroom and office uses (subject to any necessary consents).

With its highly visible position, excellent branding potential and vibrant surrounding occupier mix, this is an outstanding opportunity to establish a business in one of London's most sought-after and thriving locations.

Key points

- Self-Contained
- Open plan Ground Floor
- High Footfall Location
- Internal and self-contained access to Lower Ground



Location

230 Borough High Street occupies a prime position on one of South London's most vibrant and well-connected thoroughfares, moments from the renowned Borough Market and within a short walk of London Bridge Station, providing access to National Rail services alongside the Jubilee and Northern Underground lines.

The surrounding area is home to a diverse mix of independent cafés, artisan bakeries, restaurants, bars and national retailers, creating a lively destination that attracts a constant flow of office workers, residents and tourists throughout the day. The nearby South Bank, Bankside and The Shard further enhance the area's appeal, while a growing residential population and thriving business community continue to drive strong levels of footfall.

This sought-after location offers an exceptional trading environment for food and beverage operators, retailers and other Class E occupiers looking to benefit from outstanding visibility and connectivity in the heart of Borough.

Transport Links



Borough 0 Miles



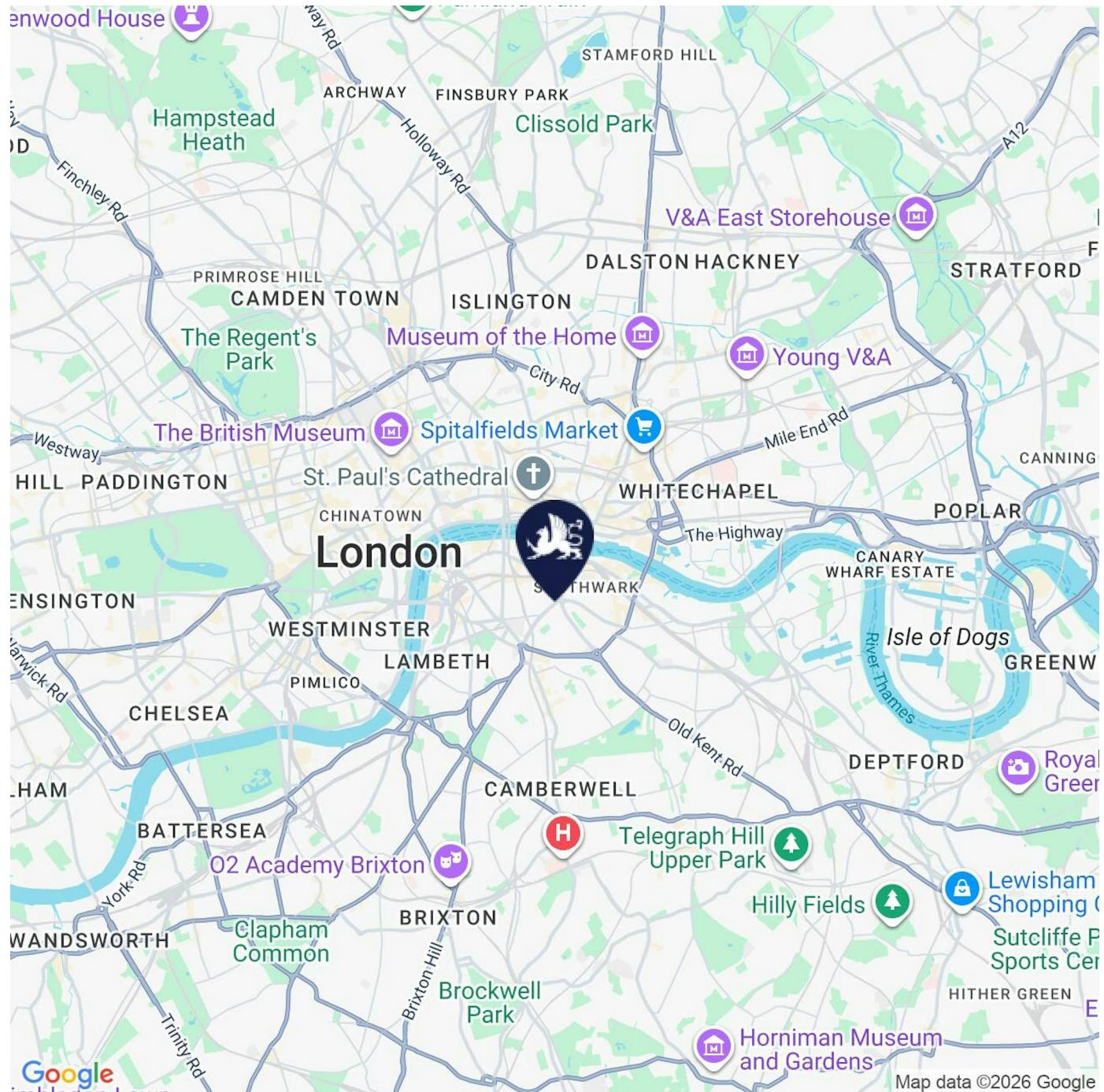
London Bridge 0.4 Miles



Elephant and Castle 0.5 Miles



Southwark 0.5 Miles

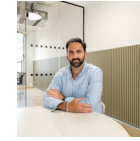




Accommodation

Name	sq ft	sq m	Availability
Ground	310	28.80	Available
Lower Ground	585	54.35	Available

Viewing & Further Information



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Rents, Rates & Charges

Price	£450,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	C (73)

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