



## 102 Tooley Street, London, SE1 2TH

Prime London Bridge Investment Opportunity 2,786 sq ft (259 sq m) over 3 storeys and basement

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## Investment Summary

- Mixed-use freehold investment opportunity moments from London Bridge Station
- Busy parade with high density of offices, residential and retail in the immediate vicinity
- The property comprises 2,786 sq ft (259 sq m) over 3 storeys and basement
- Commercial premises let to Plants of Roselyn Thai Restaurant, with a lease expiry 18th October 2040, with a three-bed flat above occupied on a periodic tenancy.
- Plants of Roselyn have been in occupation since 2000, and more information on their business can be found on their website: [www.plantsofroselyn.com](http://www.plantsofroselyn.com)



We have been instructed to seek offers on the freehold interest in the region of...

**£1,500,000**

(One Million Five Hundred Thousand Pounds), subject to contract & exclusive of VAT, reflecting a Net Initial Yield of 5.4% allowing for graduated purchasers costs of 5.9%.





## Location

Tooley Street is the main arterial road between London Bridge and Tower Bridge. Local amenities include Hays Galleria, Shard Quarter and Borough Market.

The area boasts extensive footfall from residents, office workers and customers frequenting the area's wide array of bars, restaurants retail offerings.

A popular F&B destination, nearby occupiers include Comptoir Libanais, Bleecker Burger, Pizza Pilgrims, Farmer J, Flat Iron, Tortilla, Costa, Wasabi, Honest Burger, Starbucks, Ole & Steen and M&S.

## Transport

London Bridge is one of London's busiest stations with over 50,000,000 travellers per year. 102 Tooley Street is just a minute away, meaning immediate connection to the London Underground network via the Northern and Jubilee lines, and extensive National Rail services. The property is also located on a main London Buses route.





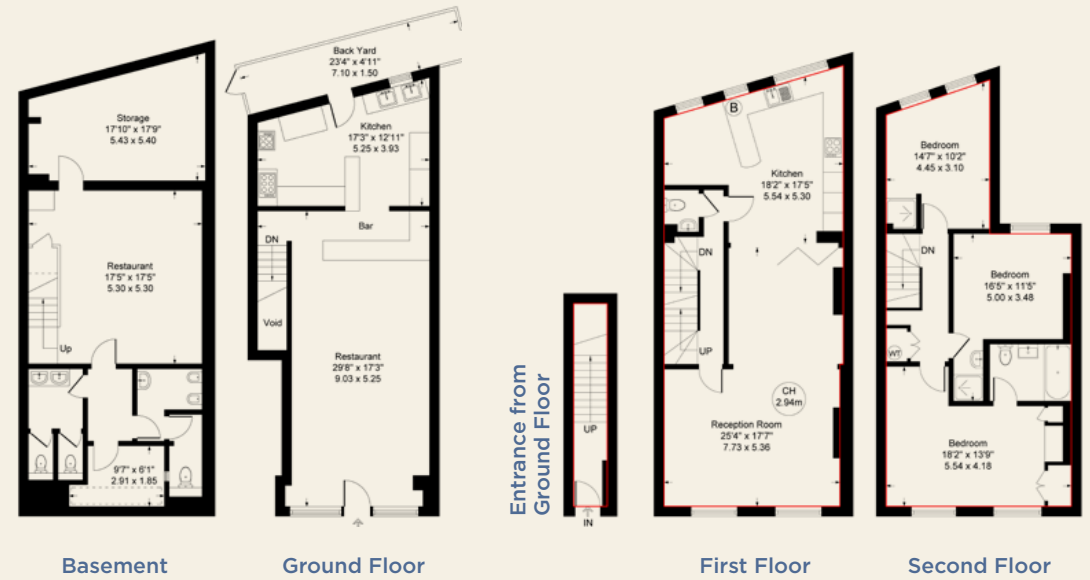
## Description

The property comprises of a ground and basement floor commercial premises with outdoor yard space at the rear, with a three-bedroom apartment across the first and second floors.

## Accommodation

The property comprises the following approximate net internal floor area:

Description	Sq Ft	Sq m
Commercial	1,389	129.08
Residential	1,397	129.80
Total	2,786	258.88





## Tenure

The property is available to purchase by way of acquiring the freehold under title number **LN47030**.

## Tenancy

The commercial unit is let to a Thai restaurant operator, trading as Plants of Roselyn on a 20-year term expiring 18th October 2040. The lease is contracted inside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.”

There is a tenant break option on 18th October 2030, leaving a term to break of approximately 4.6 years.

The current rent is **£53,275 per annum**, with an upwards only market rent reviews in years 10 & 15.

A new periodic tenancy was agreed on 1st January 2026 on the residential accommodation, producing an annual rent of **£32,700 pa**.

**This produces a total annual income of £85,975 pa.**

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## Business Rates

As per the Valuation Office Agency, the commercial premises currently hold a rateable value of £40,250. This will be increased to £50,000 from 1st April 2026.

## EPC

Certificate available upon application

## AML

The successful purchaser will be required to fulfill anti-money laundering requirements in accordance with the Money Laundering Regulations.



# Location Map

Not to scale, indicative only.





## Further Information & Viewing

Viewings are by appointment via sole agents Levy Real Estate.

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