



# To let

Retail Unit 2  
London Bridge Station, SE1



A unique retail opportunity in the heart of London Bridge Underground Station. The unit is situated in a prominent position within the ticket hall as you enter/exit the station from The Shard Retail Arcade. The unit is a good size and benefits from glazed frontage. The unit is in shell condition with capped off services.

London Bridge is the sixth busiest station on the TfL Network, bringing around 58.7 million passengers into the City each year. The subject unit is located in the unpaid section of the ticket hall and will have a high volume of footfall traffic passing throughout the day, but it is especially high at peak times. London Bridge underground station serves the northern and jubilee lines.

## Zone 1

London Underground station

# 58.7 million

Annual Station Footfall (2023)



**Description:**

Situated in an extremely prominent location within the ticket hall, this unit will be newly created by Places for London and will be handed over in shell condition with capped off services and a shop front installed.

Handover in June 2026.

**Unit Size:**

782 sq ft (72.65 sq m).

**Services:**

Power, Water & Drainage.

**Usage:**

Retail/ F&B - Class E

**Lease:**

5-10 year lease, contracted outside the Landlord & Tenant Act.

**Rent:**

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

**Rates:**

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

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Offers:**

Interested parties will be expected to provide a full business case with financials.

**ALL ENQUIRIES:**

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