

RPRS

CONTACT

Bradley Hever
+44 (0) 203 148 7500
property@rprs.co.uk

rprs.co.uk



AUCTION

£125,000*

Freehold ground floor retail unit trading as a restaurant

ADDRESS

25 Tabard Street,
London
SE1 4LA

SIZE

94.16 m² (1,013 ft²)
Approx. net internal floor area

KEY FEATURES

- + Auction Date: Tuesday 21 July 2026
- + Guide price: £125,000+
- + Lot number: 117
- + For sale on behalf of receivers
- + Title number: SGL298780
- + Commercial investment opportunity
- + Shop & premises – Class E usage
- + Rateable value - £11,250 (Taken from VOA)
- + Suitable for a variety of uses (STP)
- + Net internal Area - 94.16m² / 1,013ft² (taken from VOA)
- + Nearby Borough Market
- + Freehold

FOR SALE ON BEHALF OF RECEIVERS

OVERVIEW

The property is a freehold ground floor and basement retail unit located in Borough, SE1. The unit comprises retail, kitchen and storage space plus customer bathrooms on the ground floor as well as basement storage space.

The unit is located on Tabard Street which is in a close proximity to Borough High Street and Borough Underground Station.

The property and site are suitable for a variety of uses, subject to obtaining correct planning consent.

The freehold interest is to be sold. We understand there is a tenant in situ, however, we have not seen sight of the lease. RPRS have only externally inspected the property. The purchaser must satisfy themselves as to the nature, extent, and enforceability of this lease and should make their own investigations.

LOCATION

The property is situated at 25 Tabard Street in the heart of Borough, a vibrant and highly sought-after

commercial location within the SE1 district. The area is renowned for its strong mix of independent operators, national occupiers and professional services, benefitting from consistently high levels of footfall driven by both local residents and a substantial working population.

Tabard Street is positioned just off Borough High Street and lies within close proximity to key destinations including Borough Market, London Bridge and The Shard. The surrounding area offers a dynamic blend of retail, leisure and office uses, making it particularly attractive for a wide range of commercial occupiers.

Transport connectivity is excellent, with London Bridge Station and Borough Underground Station both within easy walking distance, providing direct access across London and to key business districts including the City, Canary Wharf and the West End. The area is also well served by bus routes and benefits from convenient access to major road networks.

Overall, this location offers a prime central London trading position, combining strong visibility, high footfall and excellent accessibility.

* Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.

CONTACT

Bradley Hever
+44 (0) 203 148 7500
property@rprs.co.uk

rprs.co.uk



ACCOMMODATION

TOTAL **94.16 m²** **1,013 ft²**

Approx. net internal floor area
Measurements taken from the VOA. RPRS have not inspected the unit. Purchasers must make their own investigations.

SERVICES

We understand the property has mains gas, electricity, water and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

RATEABLE VALUE

We understand the property has a rateable value of £11,250. Purchasers to make their own investigations through the Valuation Office Agency.

PLANNING

We understand the property has planning consent for Class E usages. Interested parties should make their own enquiries to satisfy themselves through Southwark Council.

TENURE

Freehold - 25 Tabard Street, London SE1 4LA - Title number: SGL298780

We understand a ground rent is payable from 25A Tabard Street, London SE1 4LA - Title number: TGL157797. Rent: £50 rising to £200

Interested parties should make their own investigations.

GUIDE PRICE

£125,000*

UNCONDITIONAL AUCTION DETAILS

Date: Tuesday 21 July 2026
Bidding Ends: 13.00pm
Auction No: 111
Lot No: 117

BUYERS PREMIUM

2% (min. £3,000) plus VAT

VIEWING

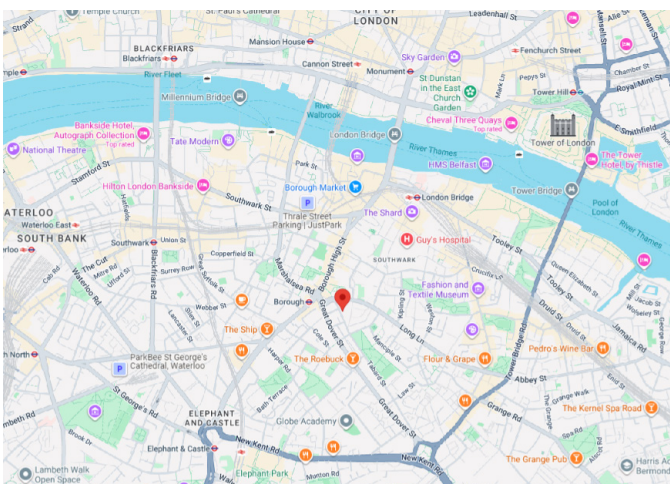
Please contact sole selling agents:

RPRS
0203 148 7500
property@rprs.co.uk

AUCTIONEERS NOTICE

The property is sold on an unconditional basis, sold as seen, and is subject to all conditions set out in the legal pack and the RPRS Auction Terms and Conditions. RPRS have not internally inspected the property and do not hold the lease.

Prospective purchasers must undertake their own investigations and due diligence prior to bidding.



Energy Performance Certificate (EPC)
Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.