

The Hop Exchange

LONDON BRIDGE, SE1

Two bar opportunities located on Southwark Street, situated within the iconic and historic Hop Exchange



+ Description / Location:

The two bar opportunities are located in the lower levels of the iconic Grade II listed Hop Exchange, a 64,000 sq ft mixed-use building on Southwark Street.

The Hop Exchange has excellent connectivity via London Bridge Station (National Rail, Jubilee and Northern lines) and just a short walk to the City and moments from Borough Market. The newly opened West Wing sets the tone for a wider refurbishment programme completing in Autumn 2026, which includes a step-free access lift and a modernised central atrium.

The building's striking curved façade marks the Southern perimeter of Borough Market, a key player in London's food scene. Dishoom have recently received planning for a flagship restaurant within The Hop Exchange. Neighbouring operators include Michelin starred Oma by David Carter, as well as 2025 Bib Gourmand winners Kolae and Agora, Café Francois, Barrafinna, Rambutan, Bancone, Cahoots, and Camille.

+ Opportunity:

There is flexibility in the leasing arrangement for these two bars, as they can be let individually or as one large combined unit. The two former bars have been stripped back to developers shell condition with capped services. Each unit benefits from its own dedicated entrance on Southwark Street and have premises licences ready to be transferred to incoming operators. The units have been stripped back to developers shell condition.

+ Tenure:

The units are available by way of new effectively full repairing and insuring leases on a minimum term of 10 years. The leases will be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

+ Planning & Licensing:

The units benefit from Class E planning and full extraction routes. The premise license permits the following trading hours: Monday - Sunday: 07:00 - 00:00.

+ Service Charge:

TBC

+ Business Rates:

Interested parties are advised to make their own enquiries with the local authority.

+ Legal Costs:

Each party is to bear their own legal costs.

Unit 1

+ Quoting Rent

A base rent of £230,000 per annum or turnover percent, whichever is higher.

+ Size

Lower Ground 4,607 sq ft

Total 4,607sq ft



Unit 2

+ Quoting Rent

A base rent of £350,000 per annum or turnover percent, whichever is higher

+ Size

Lower Ground 3,100 sq ft

Basement 8,850 sq ft

Total 11,950sq ft

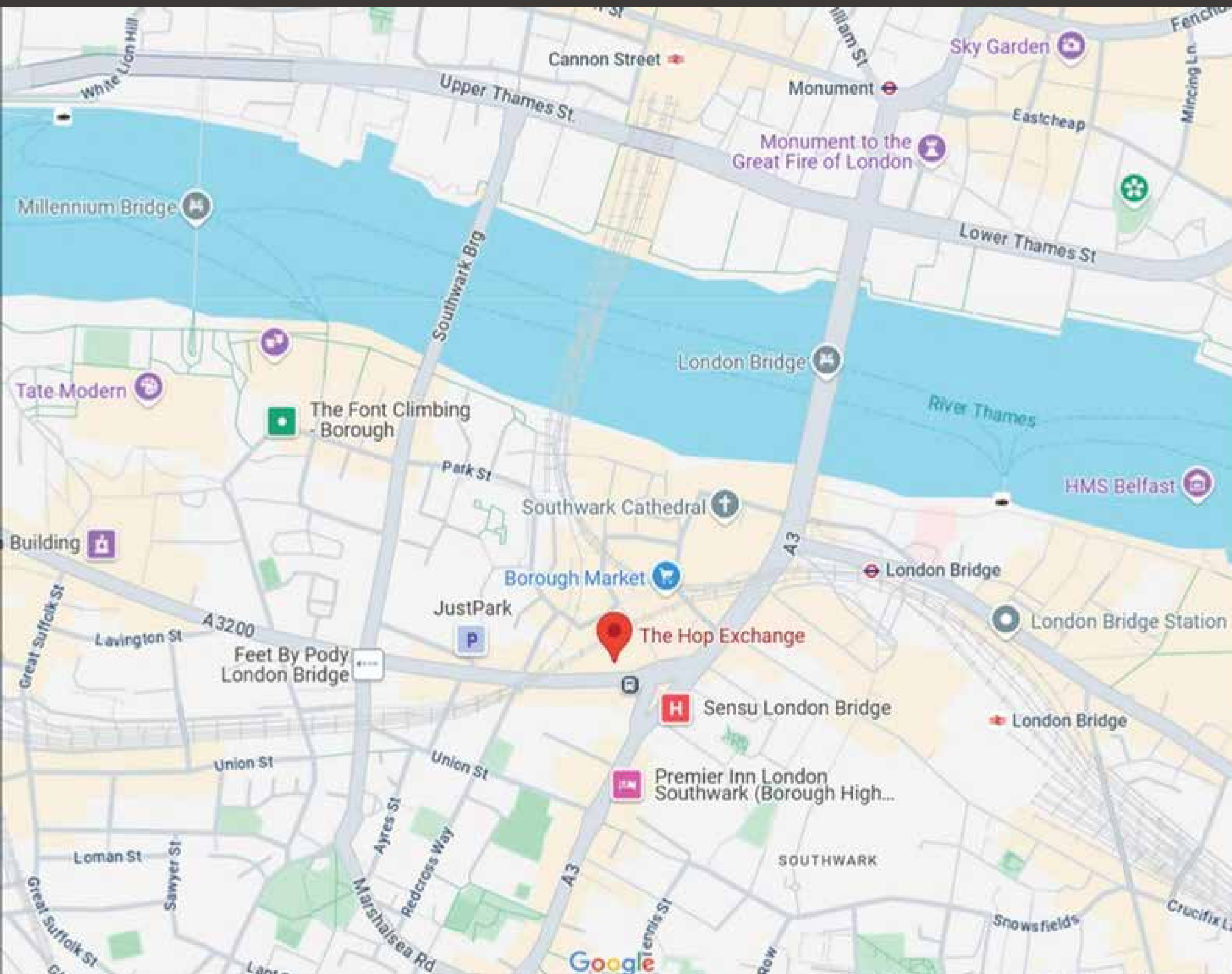


For more information please contact webb + partners:

Michael Webb:

michael@webbandpartners.co.uk

+44 (0) 7557 003 000



Misrepresentation Act, 1967. Webb + Partners act for themselves and for the vendors of this property whose agents they are, given notice that: these particulars do not form any part of any offer or contract; the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein; and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representations or warranty whatever in relation to this property.