



BOROUGH MARKET STAND APPLICATION PACK

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STAND INFORMATION & APPLICATION PACK

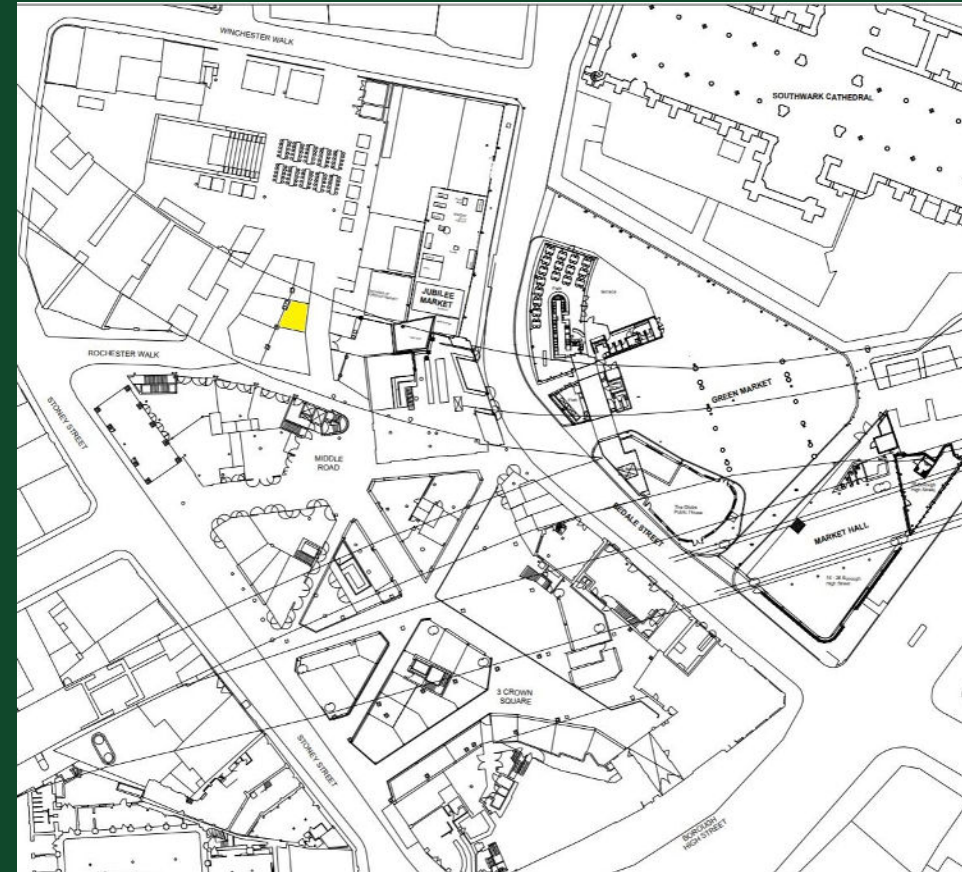
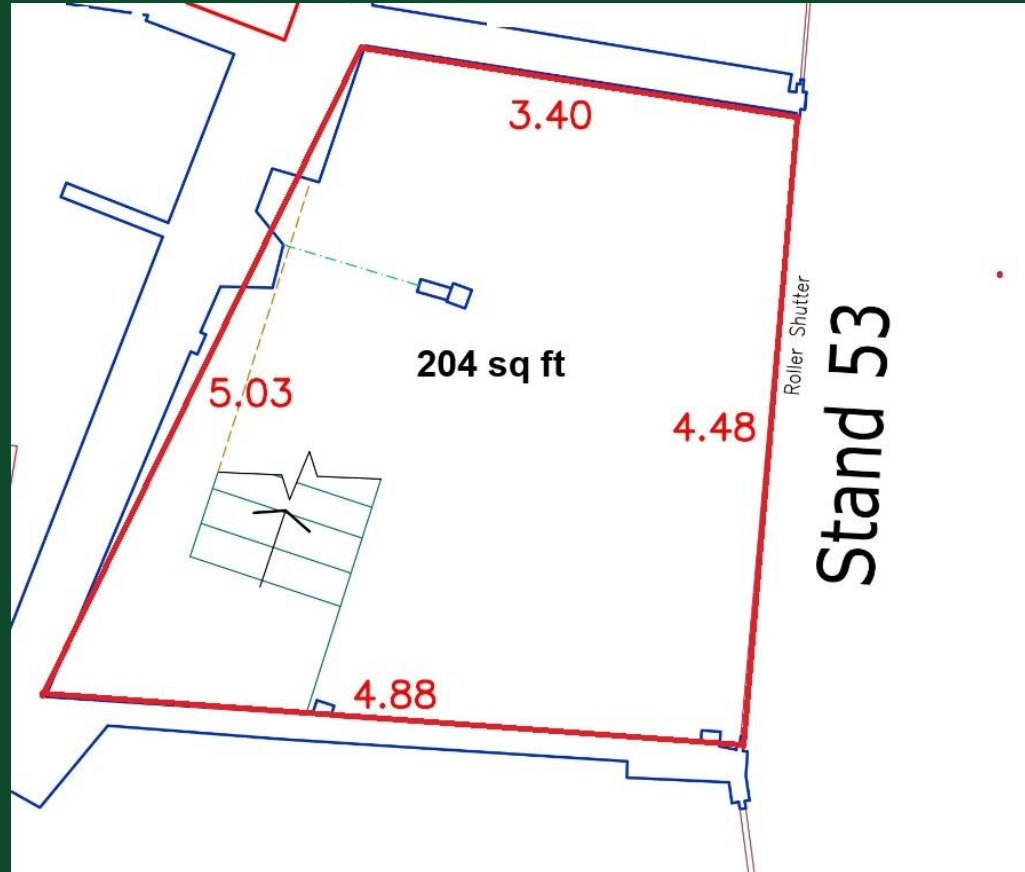
Catered Stand 53





STAND 53

Situated in BMK, Winchester Walk





STAND 53

Situated in BMK, Winchester Walk

This unit is open to applications from both Borough Market traders and those not currently trading at the Market. We are looking for a catered* offering to fill this stand. All applications will be scored against criteria which are aligned with the principles of the [Food Policy](#)

Floor area:	204 square feet – Stand 113 square feet – Mezzanine storage
Rent rate: 2026/27	£85.20 per square foot (ex VAT) - Stand £22.69 per square foot (ex VAT) - Mezzanine storage
Annual rent: 2026/27	£19,944.77 (combined total, ex VAT)
	<i>Rent is subject to RPI increase applied on the 25th March each year.</i>
Service Charge Rate: 2026/27	£38.00 per square foot (ex VAT) - Stand £13.91 per square foot (ex VAT) - Mezzanine storage
Annual Service Charge: 2026/27	£9,323.83 (combined total, ex VAT)
	<i>Service charge is subject to annual increase applied on the 25th March each year. As set by the Trustees.</i>

The rent and service charge is payable on a quarterly basis in advance and the stand will be let via lease on a 5 year term. A deposit of three months' rent is also required up front. Please be aware that applications from existing traders with outstanding debt will not be considered.
*A catered offering is ready to eat food that is eaten at the point of purchase.



WHAT WE ARE LOOKING FOR

Pre-qualifying criteria

Your application will be scored against the following pre-qualifying criteria. The people scoring your application must be able to answer yes to the following questions:

- ✓ Do they demonstrate that all products and ingredients are responsibly sourced and fully traceable throughout the supply chain?
- ✓ Do they avoid ultra-processed foods, foods containing artificial flavours, colours or preservatives and making unsupported claims about health benefits, faddish diets or 'superfoods'?
- ✓ Do they pay fair prices to their suppliers?
- ✓ Are they accredited as a Living Wage employer with the Living Wage Foundation, or an equivalent body? Or do they make a commitment to attaining accreditation by submitting an application ahead of signing the lease?
- ✓ Are they a unique, independent business?
- ✓ Do they demonstrate a commitment to ensuring equality, diversity and inclusion embedded throughout the business and their practices?
- ✓ Do they demonstrate an understanding of the Borough Market [Food Policy](#) and make a commitment to embedding these practices within their business?

Only applicants scoring yes to all questions will go on to be scored against the further criteria on the next page.



WHAT WE ARE LOOKING FOR

If the pre-qualifying criteria is met, the next eight questions will each be scored from 1-5:

1. Do they source the majority of ingredients directly from producers, or a supply chain they have traced to source?
2. Do they demonstrate initiatives to ensure their food is accessible?
3. Do they demonstrate a high level of knowledge in their sector and ensure that this knowledge is shared by all employees?
4. Do they demonstrate that their food has been produced in a way that has a demonstrably less damaging effect on the environment than large scale industrial food production?
5. Do they support and engage with charities, social enterprise and paid internships?
6. Are they committed to reducing food waste throughout the supply chain?
7. Do they use resources sustainably?
8. Do they minimise non-food waste and the use of single use packaging?



YOUR BUSINESS

Please provide the following information:

- Business name and description of offer
- Contact details, including social media & website
- Number of employees and company structure chart
- Five year business plan



YOUR FOOD

Tell us about your proposed offer:

- Provide your menus, including full sourcing details for all menu items and ingredients
- Tell us what makes your food special
- How do you ensure fair and inclusive access to your food



YOUR DESIGN

Include images that convey the style and visual design of your unit

- Explain how you will visually communicate your ethos and story to customers
- Tell us about the materials and equipment you will use



YOUR PEOPLE

Please tell us about:

- Your suppliers and why you chose them
- Your staff: training, recruitment, pay and perks
- Equity, Diversity and Inclusion
- Charities, social enterprise and paid apprenticeships



SUSTAINABILITY

Please tell us about your sustainability policy, considering all aspects of your supply chain, including:

- Carbon emissions
- Animal welfare, fish populations
- Water pollution and plastic pollution
- Air quality
- Waste disposal and reduction
- Resource usage
- Biodiversity and soil health
- Social and economic sustainability



APPLICATION PROCESS & TIMELINE

Please email your application to info@boroughmarket.org.uk

Stand advertised:	W/C 14th September 2026
Submission deadline:	Monday 19th October 2026, 12pm
Application responses:	Friday 20th November 2026
Fit-out plans and heads of terms agreed:	Monday 14th December 2026 (Fit out must be completed within 6 weeks of occupation)
Lease signed by & rent payable from:	Monday 11th January 2027
Stand open for trading: (latest)	W/C Monday 22nd February 2027

The timeline set out is non-negotiable unless exceptional circumstances, as deemed as such by the Trust, occur. We appreciate sometimes unavoidable events cause delays but unless this is the case, failure to adhere to the timeline will likely result in forfeiture of the lease/offer. If you are not able to comply with the timeline for this application, please do not apply. To ensure we register your application please submit files to the above email address only.