



james ashley
commercial
property consultants

212 Upper Richmond Road | Putney | London | SW15 6TD
PRIME SHOP WITH BASEMENT TO LET

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- ground floor & basement
- 102.65 m² (1,105 ft²) approx.
- 'e' use class
- lease assignment
- rent: £35,000 per annum + vat
- close to putney high street & train station

DESCRIPTION

Mid terrace retail unit fitted out as a high end estate agents office, arranged over the ground floor and basement. The ground floor is currently mainly open plan with a partitioned office area to the rear. The basement includes a further office, kitchen, shower room, WC and Storage.

Benefits include good ceiling heights (ground floor 3m and basement 2.03m), air conditioning, front and rear staircases and secluded courtyard area. The existing furniture could be included, if required by the incoming tenant.

LOCATION

Situated in a prominent position on the south side of Upper Richmond Road (A205) close to the junction with Putney High Street (A219).

There is an excellent variety of national and independent retailers, restaurants and hotels in the immediate vicinity within the affluent Putney area. Larger retailers in the area include Anytime Fitness, Sainsburys, Pets at Home, Halifax, Revolution, Kokoro and most major estate agents.

The location benefits from good footfall and passing traffic, being one of the main arterial routes connecting Barnes/East Sheen to Wandsworth and Clapham.

Putney mainline railway station is with a 2 minute walk and East Putney Underground station (District line) is approximately a 10 minute walk. There are numerous bus routes along Upper Richmond Road and Putney High Street.

ACCOMMODATION

Ground floor	55.28 m ²	595 ft ²	
Basement	47.37 m ²	510 ft ²	
TOTAL	102.65 m ²	1,105 ft ²	N.I.A.

TENURE

Assignment of a 10 year lease (inside the security of tenure provisions of the Landlord & Tenant Act 1954) from September 2022, with 5 yearly rent reviews and a tenant only break in 2027.

BUSINESS RATES

We are advised that the current Rateable Value is £25,250. Contact Wandsworth Council on 020 8871 6000 to confirm what amount might be payable.

