

james ashley commercial
property consultants

32 Putney High Street | Putney | London | SW15 1SQ

PRIME RESTAURANT / RETAIL UNIT TO LET

32 Putney High Street | Putney | London | SW15 1SQ | PRIME RESTAURANT TO LET

- ground floor and basement
- 181.5 m^2 (1,953 ft^2) approx.
- 'e' use class
- rent: £85,000 per annum
- new lease available
- former restaurant / bar with external extraction
- excellent ceiling height (3.8M)

DESCRIPTION

Former restaurant/bar providing c.1,500 sq ft of open plan column free trading area at ground floor. The space has excellent ceiling height, (3.8M at the front, and 2.5M at the rear, rear access for deliveries and a prominent frontage. The basement has ladies and gents WCs and beer cellars/storage.

The property was formerly occupied by Simmons bar/restaurant with a late night premises licence which could be reinstated by the incoming tenant. There is external extraction in place which could be adjusted to connect to a new kitchen at the ground floor. The space has been partially stripped out ready for a tenant's fit out.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical, restaurant, and office. Alternative uses will be considered.

LOCATION

The property is situated in a prime position on the Western side of Putney High Street 100m from the River Thames and opposite the Odeon Cinema. The affluent residential neighbourhood benefits from excellent footfall throughout the day, and the immediate vicinity is popular with F&B operators.
Neighbouring occupiers include Franco Manca, Headmasters, Bosa Lebanese Restaurant, Five Guys, KFC, Burger King, Wagamama, Snappy Snaps, together with a good mix of other independent and local traders. The area is benefiting from substantial investment including a 200 room Premier Inn under construction at the junction of Putney High Street and Putney Bridge Road.
Putney Bridge Tube Station (District Line) is an 8 minute walk, Putney Train station is a 7 minute walk, and numerous bus routes serve the area.

ACCOMODATION

Ground Floor	139.5 m^2	1,501ft^2
Basement	42m^2	452 ft^2

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The rateable value will need to be assessed by the VOA once the separation works are complete.

Contact Wandsworth Council on 0208 871 6000 to confirm what amount is payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

Ashley Brudenell or James Stefanopoulos





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