



205 LOWER RICHMOND ROAD, PUTNEY,  
LONDON, SW15 1HJ

*£30,000 Per Annum*



**CHRISTOPHER ST. JAMES**  
Established 1976

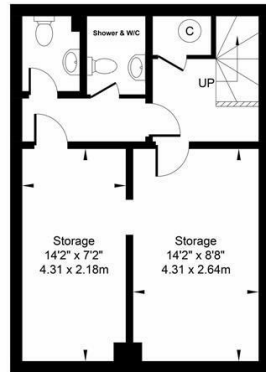
Residential / Commercial / Land & Development

020 8296 1273

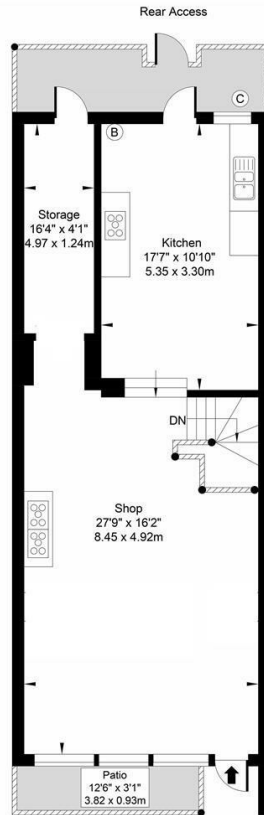
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Lower Richmond Road, London, SW15 1LY  
Approx. Gross Internal Area 1090.59 Sq Ft - 101.32 Sq M



Basement



Ground Floor



## Description

Ground floor restaurant / takeaway premises with fully fitted kitchen and furniture ready for someone to move in a run the business  
Gross Internal Area :1090.59 ft<sup>2</sup>/ 101.32 m<sup>2</sup>.

## Location

205 Lower Richmond Road occupies a prominent trading position in the heart of Putney, on the busy Lower Richmond Road corridor just off Putney High Street and moments from the River Thames.

The parade sits within "village Putney", an established mixed-use location with a strong daytime and evening economy, benefitting from affluent residential catchment on the surrounding streets and towards Putney Common. Nearby occupiers include a range of independent cafés, restaurants, bars and service businesses, helping to drive consistent local footfall throughout the week.

The unit is well connected, with Putney Bridge (District line) and Putney mainline stations both within walking distance, providing fast links into central London and beyond. Numerous bus routes run along Lower Richmond Road and Putney High Street, and the Thames Clipper river bus stops at Putney Pier close by, offering an additional commuter and leisure connection.

## Terms

Available on a new lease with terms to be agreed by negotiation  
Rent : £30,000 pa  
Premium : £55,000 to include all kitchen equipment and furniture

## Viewing

Contact Sole Agents CSJ Property on 020 8296 1273

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
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