

# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

## 3,425 SQ FT FULLY FITTED RESTAURANT

### FORMER BONE DADDIES & BYRON BURGER NEW LEASE, NO PREMIUM



## 22 PUTNEY HIGH STREET, LONDON SW15 1SL

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.







## 22 PUTNEY HIGH STREET, LONDON SW15 1SL

### LOCATION

The property is prominently located on the west side of Putney High Street at its junction with Putney Bridge and Lower Richmond Road. Putney train station is within a few minutes walk. Opposite the premises is Odeon Luxe, a luxury three screen cinema and Costa Coffee.

Adjacent to the unit are Franco Manca, Be At One, Simmons Bar, KFC, Five Guys and TK Maxx.

### DESCRIPTION

The property comprises a fully fitted restaurant unit, situated over the ground floor and basement of an attractive period building.

The property benefits from frontage on to Putney High Street and return frontage on to Weimar Street.

The property has a depth of approximately 78 ft and widens at its maximum to in excess of 40ft, with an attractive roof light feature providing natural light to the rear.

The property benefits from gas, 3 phase power, extraction, air conditioning, parquet flooring, alcohol license (10AM to 12PM Mon-Sat, 11AM-12PM Sun), cold storage, office, various catering

equipment and WCs. (Equipment and services have not been tested).

**AREA**

Ground floor 1,825 sq ft /169.55 sqm

Basement 1,600 sq ft/ 148.65 sqm

*(all areas stated approx.  
GIA)*

**TOTAL 3,425 sq ft/318.20 sqm**

Frontage 18 ft

**USE**

Restaurant or other use within Class E.

**ANNUAL RENT**

£90,000 PAX

**BUSINESS RATES**

We understand that from 1<sup>st</sup> April 2026, business rates payable are apx. £30,315 per annum.

Interested parties are advised to confirm this directly with London Borough of Wandsworth.

**LEASE**

A new lease is available by arrangement directly from the Freeholder.

**EPC**

E/106

**VIEWING**

By appointment through sole agent:-

**JARVIS KELLER**

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