

**MAKING
PROPERTY
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TO LET

GROUND FLOOR & BASEMENT TO LET – 638 SQ FT (59.28 SQ M)

153 Upper Richmond Road, Putney, Greater London, SW15 2TX

DESCRIPTION

The premises offer well presented ground floor retail with basement storage and WC. The unit is currently occupied by a high-end estate agents . There is a rear service road.

LOCATION

The property is located in a busy parade of shops on the Upper Richmond Road very close to Putney mainline station and main Putney High Street. Other occupiers in the vicinity include Waitrose, Black Sheep Coffee, Caffè Nero, Nandos, Pizza Express and many independent retailers and restaurants.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Internal Width	11'8"	3.56m
Ground Floor Sales	499	46.36
Basement	139	12.92
TOTAL	638	59.28

AMENITIES / OPPORTUNITY

- High Footfall
- Prominent position overlooking Putney High Street Junction
- Close to Putney Mainline railway and Tube
- EPC - C
- Basement storage
- Rear access

RENT

£30,000 PAX.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £23,250.

VAT

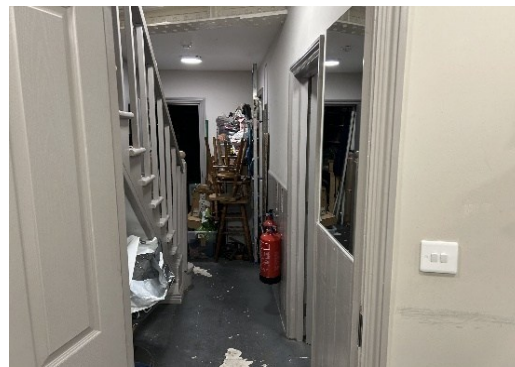
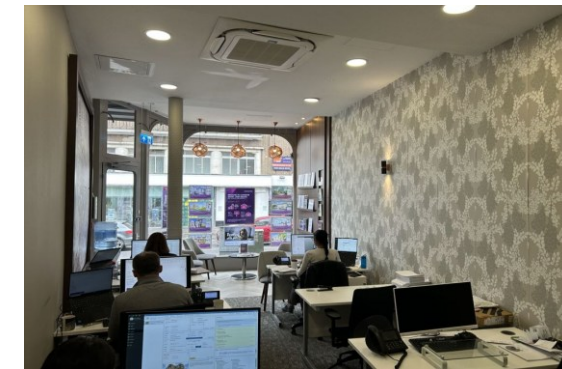
VAT may be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273 876 200

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