



James ashley
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103 Putney High Street | Putney | London | SW15 1SS
SHOP TO LET

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- ground floor and basement
- 151.4m² (1,629 ft²) approx.
- 'e' use class (alternative uses considered)
- rent: £80,000 per annum
- new lease available

DESCRIPTION

Mid-terrace lock up shop formerly occupied by Three Mobile, comprising a front retail area with suspended ceilings, roller shutter security and air conditioning. A stud partition separates the rear retail/storage area with a disabled WC, kitchen, storage and rear access for deliveries. The basement provides further storage space with 2.4m ceiling height.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical, restaurant (with Reco system) and office. Alternative uses will be considered, subject to planning.

LOCATION

Situated in a prime position on the eastern side of Putney High Street, opposite The Putney Exchange Shopping Centre. The affluent residential neighbourhood benefits from excellent footfall throughout the day.

There is a strong mix of national retailers, restaurants and cafes in the immediate vicinity.

Neighbouring occupiers include; Holland and Barrett, Ryman's, Boots, H&M, Metro Bank, Pret, Robert Dyas, Marks and Spencers, and McDonalds.

Putney train station is a 3 minute walk from the property. Putney Bridge and East Putney tube stations (District line) are within 10 minutes walking distance.

There are multiple bus routes serving the area along on Putney High Street.

ACCOMODATION

Ground Floor	105.3 m ²	1,133 ft ²	G.I.A.
Basement	46.1 m ²	496 ft ²	G.I.A.

TENURE

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

BUSINESS RATES

We are advised the rateable value is £59,500. 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

