

**129-131 Putney High Street,
London, SW15 1SU**



Class E Retail Opportunity in the centre of Putney High Street

RETAIL

London | Consultancy | Transactions | Independent | Experienced

Location

The subject property is situated in the centre of Putney High Street, within the heart of Putney. The building features a glazed double frontage, in a highly prominent position within the parade. Putney High Street boasts a vibrant retail landscape, with a selection of established brands that include ITSU, Tortilla, Greggs, Tesco Express, Rush Hair, Paul, Pret A Manger, Starbucks, Caffe Nero and Wasabi.

In terms of transportation accessibility, the premises is only a 1-minute walk from Putney Station which provides access to the South Western Railway.

Rent

£100,000 per annum.

Tenure

The premises are available on a new full repairing and insuring lease.

The lease will be contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

Accommodation (NIA)

The unit is arranged over ground floor and basement with the following net internal floor areas:

| Description | sq ft | sq m |
|--------------|--------------|---------------|
| Ground Floor | 2,026 | 188.13 |
| Basement | 331 | 30.76 |
| Total | 2,356 | 218.88 |

Planning

The premises benefit from Class E planning consent

EPC

Available upon request.



Business Rates

Rateable Value - £89,500
UBR 23-24 - £0.512p
Rates Payable – £45,824 pa

Interested parties are recommended to confirm the above with the ratings department at Wandsworth Council.

Legal Costs

Each party to bear their own legal and professional fees.

Further Information and Viewing

Viewings are by appointment only via joint sole agents:

Levy Real Estate:

Liv England
t: 07530 807 800
e: liv.England@levyrealestate.co.uk

Matt Paulson-Ellis
t: 07867 781 811
e: matt.paulson-ellis@levyrealestate.co.uk

Daniel Watney:

Ross Crumme
t: 07714 956016
e: rcrumme@danielwatney.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. October 2023

Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealestate.co.uk

www.levyrealestate.co.uk



129-131 Putney High Street, London, SW15 1SU



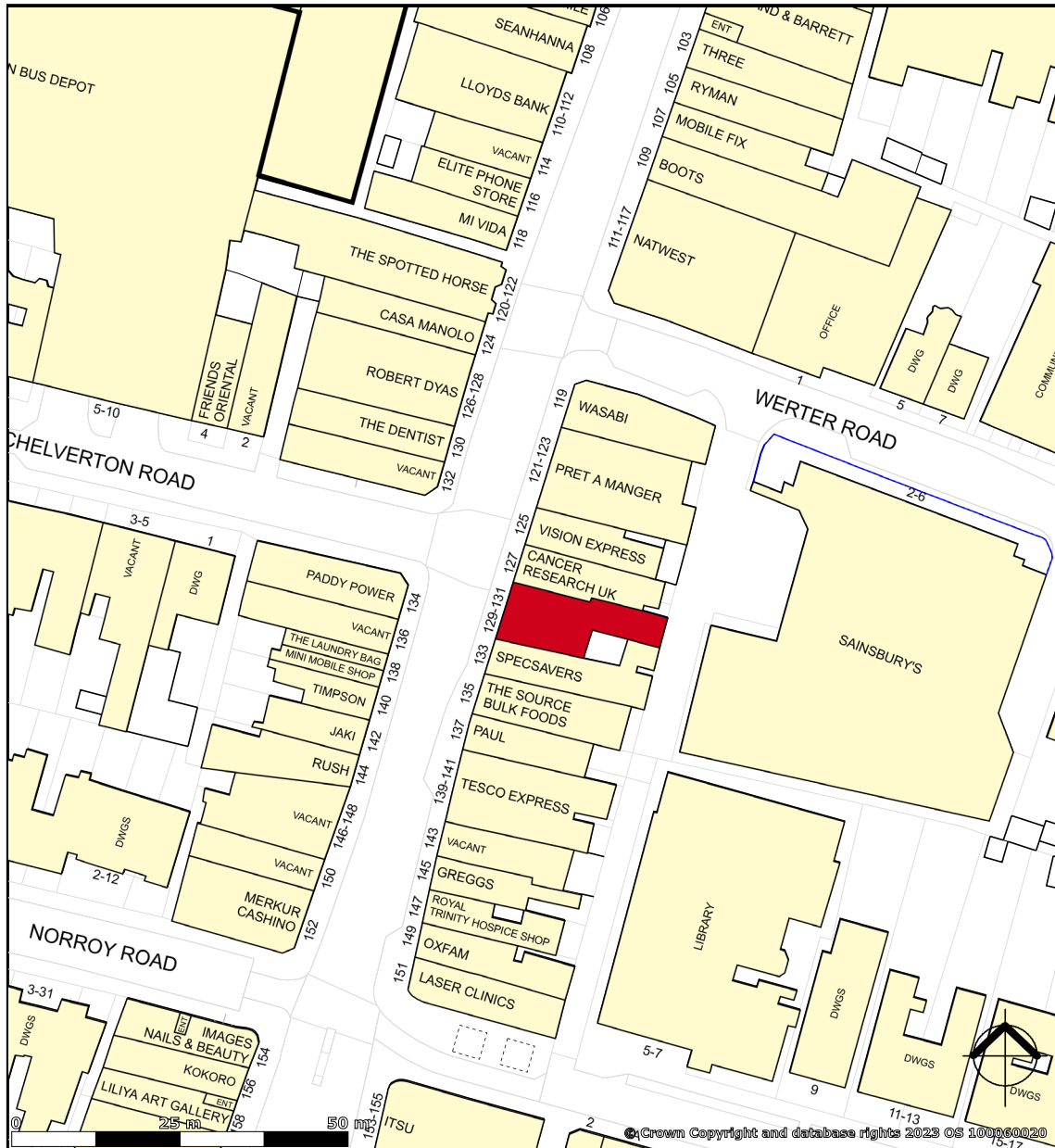
Class E Retail Opportunity in the centre of Putney High Street

RETAIL

London | Consultancy | Transactions | Independent | Experienced

Location Plans

Not to scale, indicative only



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. October 2023

Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk

