

75 Putney High Street, Putney, London SW15

Prominent High Street Retail/Leisure Opportunity - 1,492 Sq.Ft.



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The Property

The subject property is located towards the Northern end of Putney High Street, close to the junction with Putney Bridge Road. With Putney Station (national rail) within a 5 minute walk. The street itself is a busy retail parade, with high density footfall 7 days a week.

The unit benefits from prominent frontage onto the street and offers a straightforward rectangular configuration on the ground floor, with storage in the basement.

Nearby occupiers include Toni & Guy, Edward James, McDonalds, Chipotle, Chopstix, Clarks and TK Maxx.

Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years as appropriate.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

Accommodation (NIA)

The premises is arranged over ground and basement floors. It comprises the following approximate net internal floor area(s):

Floor	sq ft	sq m
Ground	987	91.70
Basement	505	46.92
Total	1,492	138.62

Rent

£65,000 per annum exclusive.

Business Rates

As per the Valuation Office Agency, the rateable value of this property is £53,000. Interested parties are advised to make their own enquiries with London Borough of Wandsworth Council.

EPC

Certificate available upon application.

Further Information and Viewing

Viewings are by appointment via Levy Real Estate.

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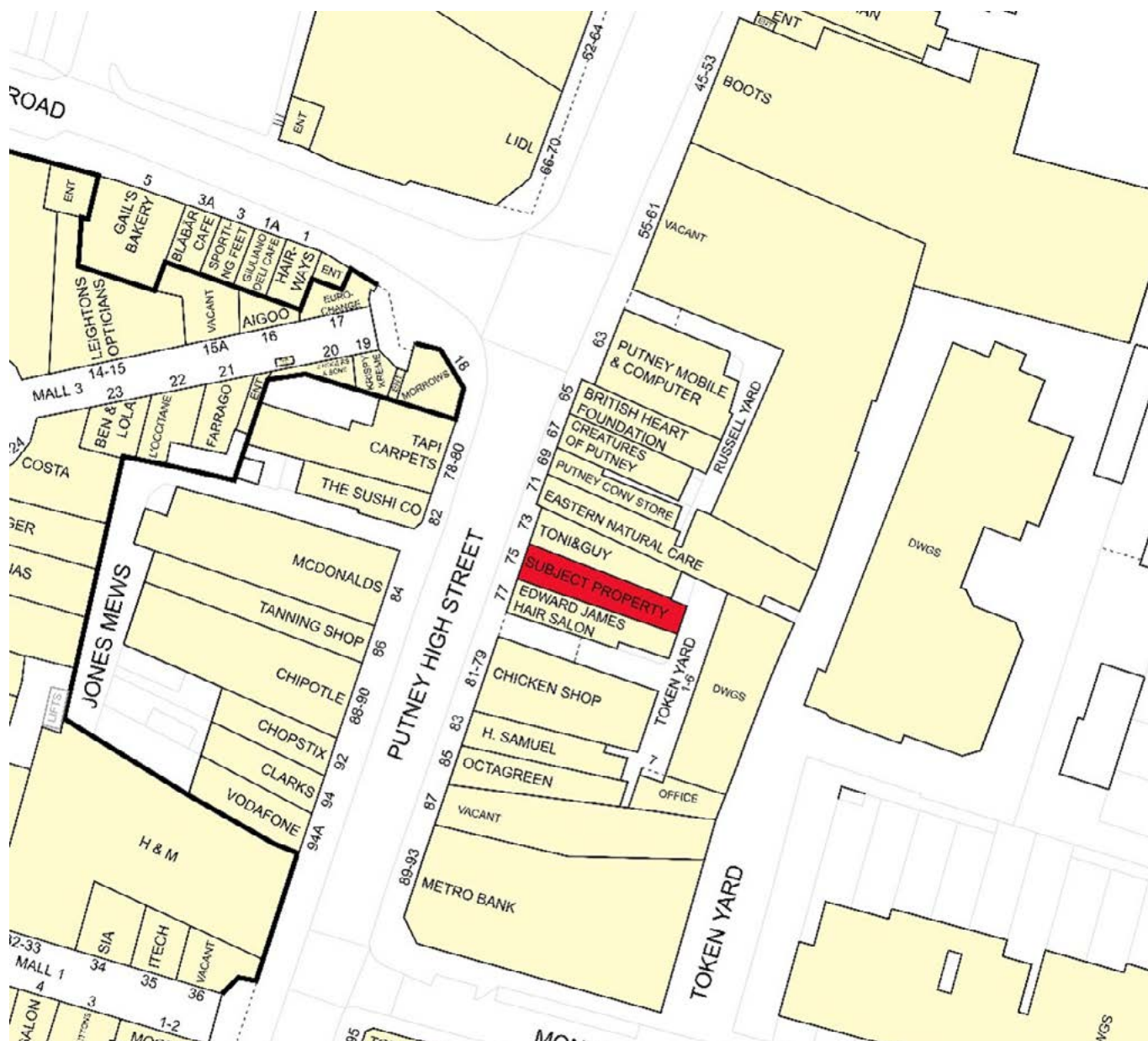


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Location Plan

Not to scale, indicative only.



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