

**Michael
Rogers**

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**188 Upper Richmond Road
Putney
SW15 2SH**

RETAIL UNIT TO LET



LOCATION

The property is located on Upper Richmond Road, Putney close its junction with Putney High Street.

The retail unit is surrounded by numerous estate agents and is a few minutes walk from Putney Railway Station.

DESCRIPTION

The property comprises a commercial retail premises over ground and lower ground floors.



The property benefits from comfort cooling, perimeter & underfloor trunking, spot lights, two toilets, a kitchen and storage.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor 37.5 sq m 404 sq ft
Lower ground floor 53.5 sq m 576 sq ft

TOTAL 91.0 sq m 980 sq ft

TENURE

Available on an existing full repairing and insuring lease for a term to expire 15th September 2026.

RENT

£23,000 per annum exclusive.

BUSINESS RATES

The unit has a rateable value of £17,500 giving rates payable of £8,732.50 per annum. This will reduce to a rateable value of £16,250 with rates payable of £8,108.75 for 2023/24.

Applicants should make their own enquiries at the Valuation Office Agency.

ENERGY PERFORMANCE RATING

Energy Rating: D77

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

For further information please contact:

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Size: 980 sq. ft (91.0 sq. m) Rent: £23,000 per annum

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