



# PUTNEY EXCHANGE

## UNIT 28 IT'S GOT YOUR NAME ON



### LOCATION

Putney Exchange dominates Putney's retail offer with a strong and vibrant mix of retailers, together with car parking providing approximately 250 spaces.

Putney currently captures a total residential, worker and tourism shopper expenditure of £293.9 million per annum. The centre's catchment is extremely affluent and 66% are in the Acorn Profile Wealthy Urbanites.

Putney Exchange is anchored by Waitrose, H&M and Wilko's. Other retailers include Waterstones, Oliver Bonas, JoJo Maman Bebe, Phase Eight and GAP.

### ACCOMMODATION

Unit 28 is situated in a prime location adjacent to Phase Eight and Card Factory and close to Oliver Bonas, GAP and Waitrose.

The property is arranged over ground and basement floors providing the following approximate areas: -

|                           |             |               |
|---------------------------|-------------|---------------|
| <b>Ground Floor Area:</b> | 118.64 sq m | (1,277 sq ft) |
| <b>Basement:</b>          | 38.55 sq m  | (415 sq ft)   |

### TENURE

A new lease is available for a term to be agreed on an effectively full repairing and insuring basis.

### QUOTING RENT

On application.

### SERVICE CHARGE

The current service charge payable is £12,489 per annum.

### RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

|                                 |         |
|---------------------------------|---------|
| <b>Rateable Value:</b>          | £68,000 |
| <b>UBR 2019/20:</b>             | 50.4p   |
| <b>Rates Payable (2019/20):</b> | £34,272 |

Interested parties are however recommended to make their own enquiries with Wandsworth Local Authority – (T) 0208 871 6000.

### EPC

An EPC certificate is available on request.

### COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



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|                          |               |                                |
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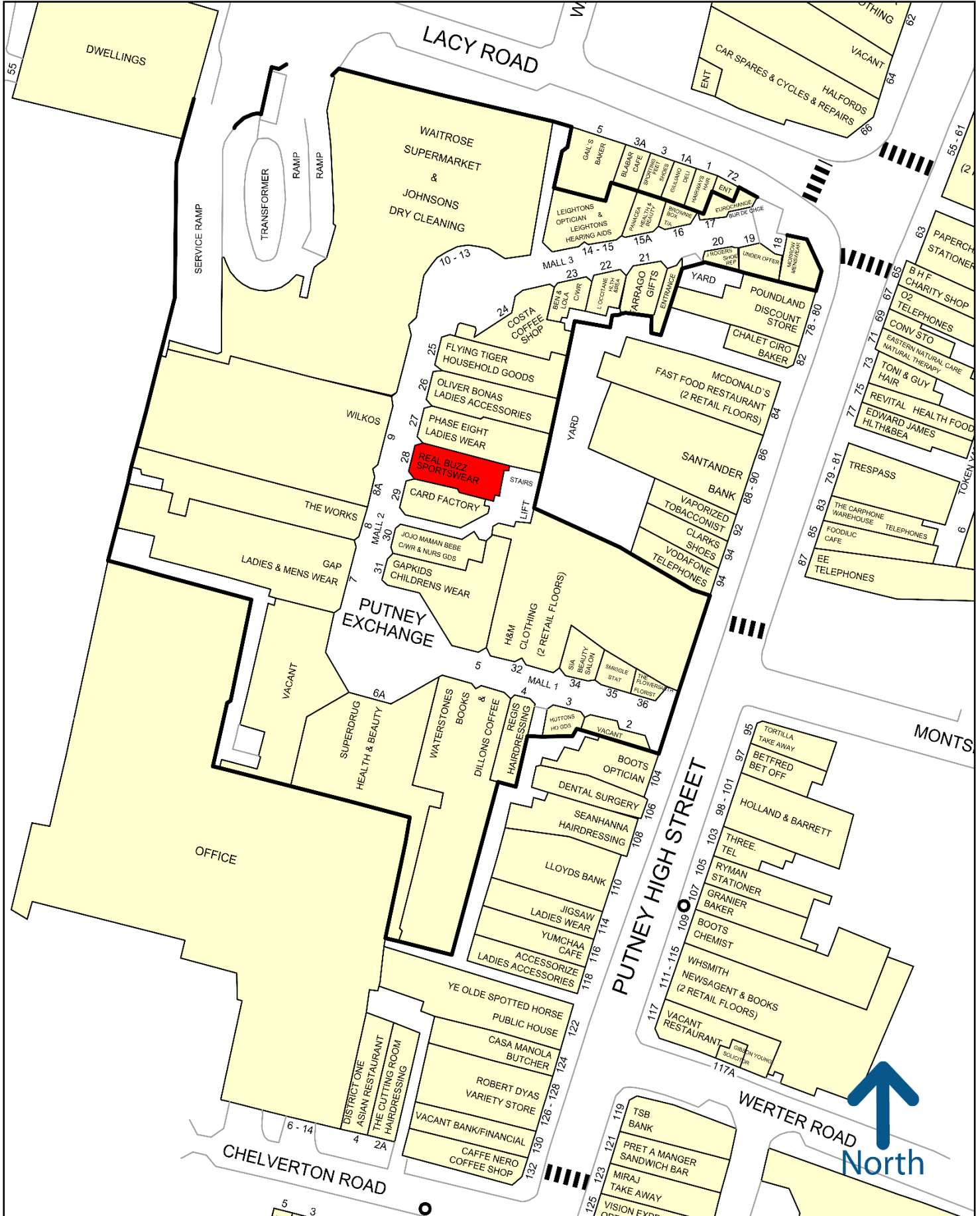
Viewing and further information strictly by prior arrangement only with Colliers, 50 George Street, London W1U 7GA [www.colliers.com](http://www.colliers.com)

Or alternatively our joint agent, Savills – Moira Hamilton/Lily Herral – 020 7409 8156

### IMPORTANT NOTICE

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