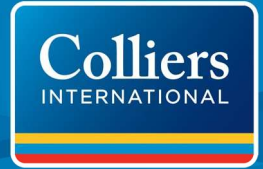


# RETAIL UNIT TO LET

(SUBJECT TO VACANT POSSESSION)

PUTNEY – SU18, THE EXCHANGE, SW15 1TW



> Corner location on entrance to Shopping Centre

> New Lease Available

> Recent scheme entrants include Oliver Bonas, Kidstuff and Smiggle

## LOCATION

The premises are located next to the entrance to The Exchange Shopping Centre in Putney and on the junction of Putney High Street and Lacy Road. The Exchange is anchored by **H&M and Waitrose**. Other retailers include GAP, River Island, JoJo Maman Bebe, Tiger, Waterstones & Costa.

Nearby retailers on the High Street include M&S, Paperchase and Jigsaw.

Putney boasts an extremely affluent catchment with 'Wealthy Urbanites' representing 66% of the catchment.

## ACCOMMODATION

The unit is arranged over ground floor only, providing the following approximate net internal floor area:

Ground Floor Sales      47.47 sq m      511 sq ft

## TENURE

The unit is available (subject to vacant possession) by way of a new lease for a term to be agreed.

## RENT

On application.

## RATES

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

Rateable Value	£47,500
UBR (2017/18)	47.9p
Rates Payable	£22,872

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

## COSTS

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

## EPC RATING

An Energy Performance Certificate for the property is available on request.

## CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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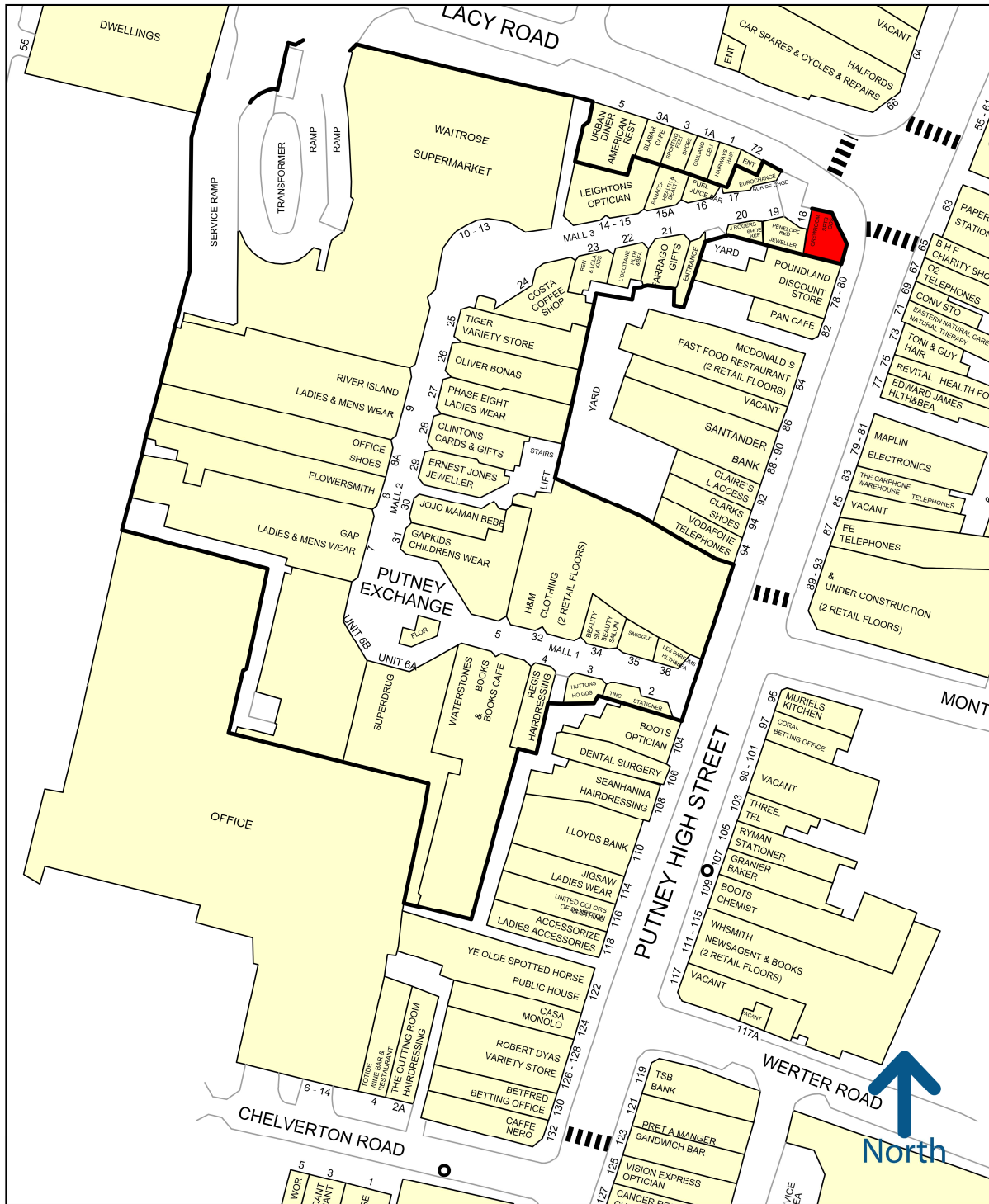
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Putney



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