

To Let – Retail Premises

1,521 sq ft (141.3 sq m)

86 High Street, Putney, SW15 1RB

- On the instruction of Santander
- Prominent central location
- Available for immediate occupation on a new lease

Location/ Situation

Putney is a busy district in the London Borough of Wandsworth situated in South West London. The area is easily accessible via tube (East Putney – District line), rail (South Western to London Waterloo), numerous bus routes, and close to the A208 South Circular via A219 which runs south from Fulham through Putney to Wimbledon. The unit backs onto Putney Exchange which features a multi-story car park for shoppers.

The subject premises are located in a prominent position in an extremely busy pitch close to retailers such as Topshop, H&M, Marks and Spencer and McDonalds, between the two main entrances to the Putney Exchange Shopping Centre.

Description

The unit is demised over ground and basement floors with stair access between, also benefiting from glazed frontage, staff toilet, kitchenette, and rear access. It is currently stripped back to allow tenant fit out, although the previous tenant's air conditioning system remains in-situ (untested).

Accommodation

The unit extends to the following approximate floor areas:

Ground Floor	690 sq ft (64.12 sq m)
Basement	831 sq ft (77.17 sq m)
Total	1,521 sq ft (141.29 sq m)
ITZA	476 sq ft (44.27 sq m)

Rates

Rateable Value	£61,500
UBR	47.9p
Rates Payable (Per Annum)	£29,459

Interested parties should verify these figures with the Local Authority.



Planning

A1

Lease Terms

The property is available by way of a new FRI lease on terms to be agreed.

Rent

The asking rent is £70,000 per annum exclusive

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

TBC

Full EPC is available on request.

Viewing and further information

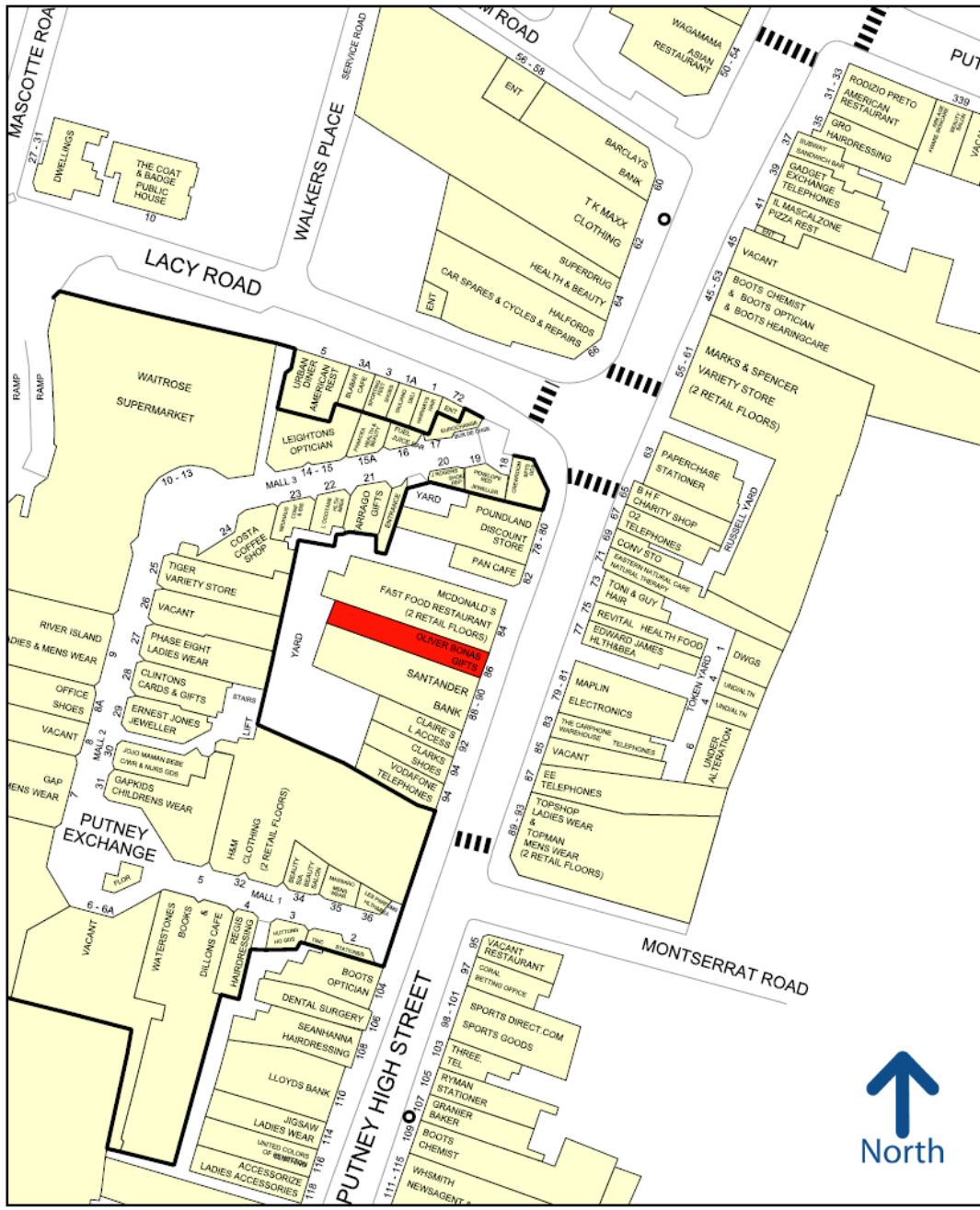
By appointment through Sole Agents GL Hearn.

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Experian Goad Plan Created: 17/10/2017
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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
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