



## UNIT 4

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 Wilkos's. Other retailers include Waterstones, Oliver Bonas, JoJo Maman Bebe, and GAP.

### ACCOMMODATION

Unit 4 is situated in a prime location adjacent to Waterstones, opposite H&M and close to GAP, Superdrug and JoJo Maman Bebe.

The property is ground floor only providing the following approximate areas: -

**Ground Floor Area:** 71.44 sq m (769 sq ft)

### TENURE

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

### QUOTING RENT

£45,000 per annum exclusive.

### SERVICE CHARGE

The current service charge payable is £7,103 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>	£41,500
<b>UBR 2018/19:</b>	48.0p
<b>Rates Payable (2018/19):</b>	£19,920

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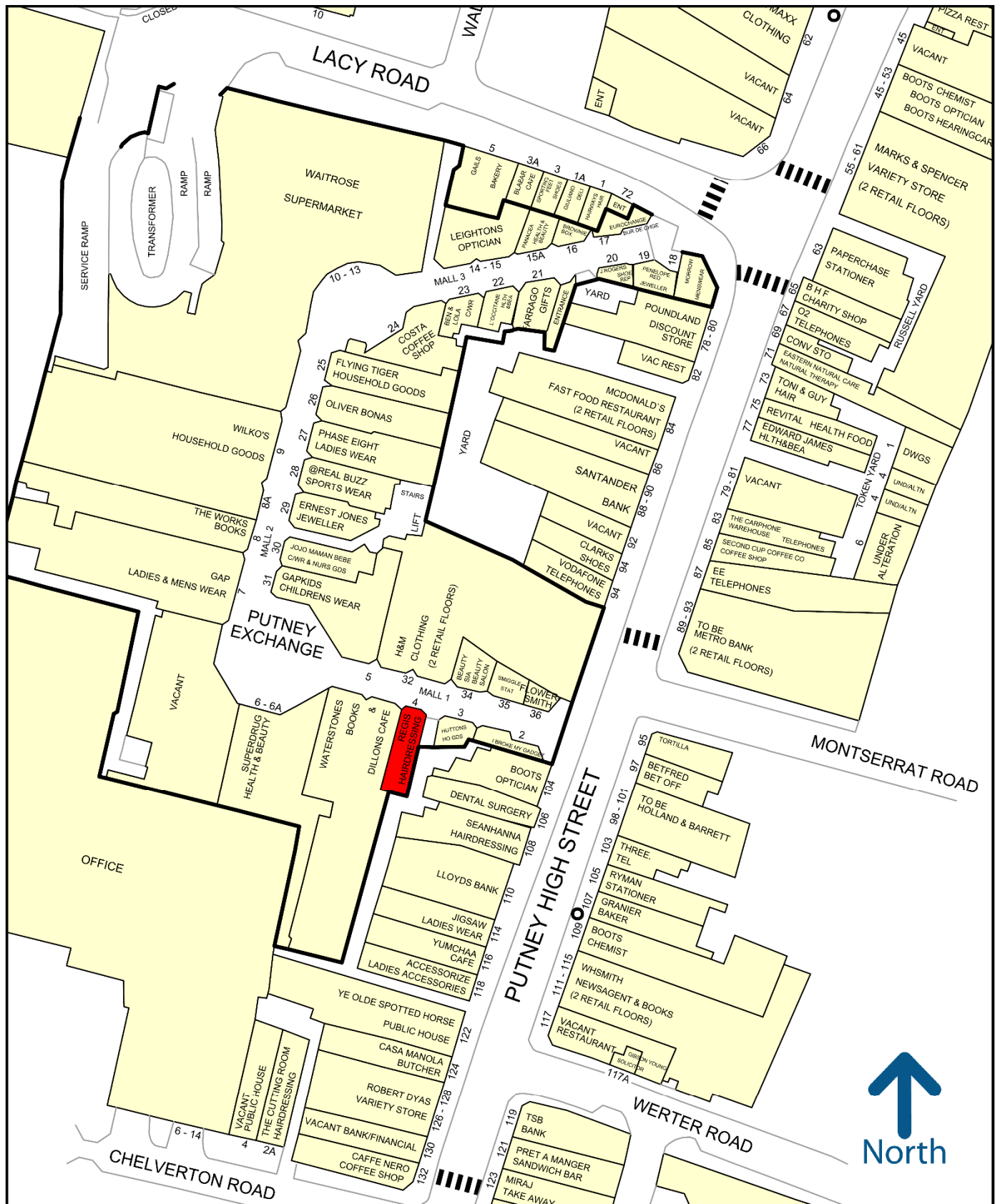
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Or alternatively our joint agent, Savills – Moira Hamilton/Lily Harral – 020 7409 8156

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50 metres

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Created By: Colliers International



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