



James ashley
commercial
property consultants

158 Putney High Street | Putney | London | SW15 1RS
PRIME SHOP WITH BASEMENT TO LET

158 Putney High Street | Putney | London | SW15 1RS | SHOP WITH BASEMENT

- ground floor & basement
- 128.67 m² (1,385 ft²) approx.
- 'e' use class
- new lease available
- rent: £48,000 per annum + vat
- premium: £40,000

DESCRIPTION

The premises are finished to an exceptional high standard with stone flooring, track lighting on both ground and basement levels, formerly occupied by an art gallery, trading over both floors. A full height glazed frontage leads into the front retail area, with the rear providing a further trading area, a glazed partitioned office, a WC and rear access for deliveries. The basement is also of equal high standard, with a fitted kitchen, storage cupboard and a second partitioned storage area.

The space would work well for a variety of commercial uses including retail, hair/beauty salon, café/restaurant, medical, or offices etc. Alternative uses will be considered subject to planning consent.

LOCATION

The property is positioned in a highly visible prime retail pitch on Putney High Street, directly opposite Putney Train Station (South Western Rail) and an 8 minute walk from East Putney Underground (District Line). Multiple bus routes run along the High Street and Upper Richmond Road.

The area benefits from excellent footfall throughout the day, from affluent local residents commuting to the train station or shopping on the High Street. Nearby occupiers include Kokoro Sushi, Itsu, Black Sheep Coffee, Ladbrokes, Pret A Manger, Specsavers, Boots, Holland & Barrett, Ryman, Robert Dyas, Sainsburys, Greggs, Tesco, Starbucks, Paul, Caffè Nero and Waitrose.

ACCOMMODATION

Ground floor	83.61 m ²	900 ft ²	
Basement	45.06 m ²	485 ft ²	
TOTAL	128.67 m ²	1,385 ft ²	N.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We are advised that the current Rateable Value is £33,750. Contact Wandsworth Council on 020 8871 6000 to confirm what amount might be payable.

VIEWINGS

By prior appointment by contacting the landlords sole letting agents:

Ashley Brudenell or James Stefanopoulos



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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