



**james ashley**  
**commercial**  
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107 Putney High Street | Putney | London | SW15 1SS  
SHOP TO LET

# 107 Putney High Street | Putney | London | SW15 1SS | SHOP TO LET

- ground floor and basement
- 186.7m<sup>2</sup> (2,010 ft<sup>2</sup>) approx.
- 'e' use class (alternative uses considered)
- rent: £95,000 per annum
- exceptional fit out with high ceilings
- premium offers invited
- potential for shared occupation

## DESCRIPTION

Mid-terrace lock up shop currently operating as a luxury nail bar, beauty spa, and cocktail bar.

The ground floor has excellent ceiling height (3M+) and has been fitted to an exceptional standard currently arranged as front cocktail bar/waiting area, rear manicure and pedicure stations, a separate treatment room, kitchen and WC. There is rear access for deliveries. The basement is fully tanked and provides a range of air conditioned treatment rooms, WC, staff room and shower.

There is the potential for shared occupation with a complementary business (health/beauty/spa operator) to take the front ground floor cocktail bar/cafe area and basement spa facilities only - further information on request.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical, restaurant (with Reco system) and office. Alternative uses will be considered, subject to planning.

## LOCATION

Situated in a prime position on the eastern side of Putney High Street, opposite The Putney Exchange Shopping Centre. The affluent residential neighbourhood benefits from excellent footfall throughout the day.

There is a strong mix of national retailers, restaurants and cafes in the immediate vicinity.

Neighbouring occupiers include; Holland and Barrett, Ryman's, Boots, H&M, Metro Bank, Pret, Robert Dyas, Marks and Spencers, and McDonalds.

Putney train station is a 3 minute walk from the property. Putney Bridge and East Putney tube stations (District line) are within 10 minutes walking distance.

There are multiple bus routes serving the area along on Putney High Street.

## ACCOMODATION

|              |                    |                       |
|--------------|--------------------|-----------------------|
| Ground Floor | 90 m <sup>2</sup>  | 969ft <sup>2</sup>    |
| Basement     | 96.7m <sup>2</sup> | 1,041 ft <sup>2</sup> |

## TENURE

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

## BUSINESS RATES

We are advised the rateable value is £53,000. Contact Wandsworth Council on 0208 871 6000 to confirm what amount is payable.

## VIEWING

Staff unaware - strictly by prior appointment with the landlord's sole letting agents: -

**Ashley Brudenell or James Stefanopoulos**

