

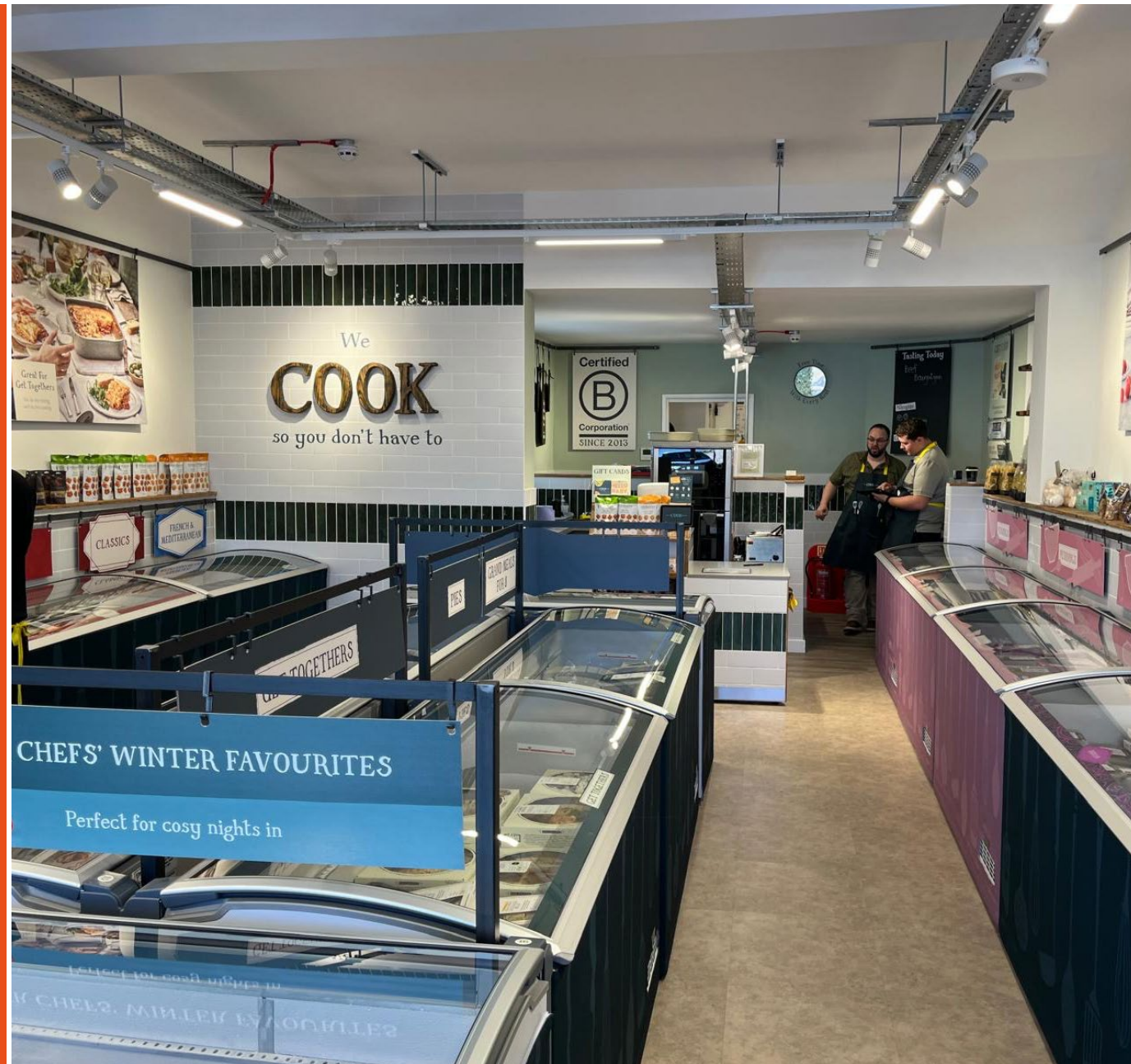
MIXED USE, RETAIL AND
RESIDENTIAL INVESTMENT IN AN
AFFLUENT LONDON LOCATION

**PUTNEY –
383 UPPER
RICHMOND ROAD,
LONDON,
SW15 5QJ**



INVESTMENT CONSIDERATIONS

- Putney is a popular and affluent suburb in south-west London with exceptional connectivity to Central London.
- Well positioned in a parade of convenience retail, set back from the A205 South Circular Road between Putney and East Sheen with 30 free car parking spaces located outside. Nearby occupiers include Tesco Express, Ladbrokes and Brewers Decorators Centre.
- 10 year unbroken lease from January 2026 to the undoubted covenant of Cook Trading Limited, rated 95/100 – Very Low Risk by Creditsafe.
- The fully refurbished, 2 bed flat above the shop is also available with vacant possession.
- Offers in excess of £965,000 are sought for the freehold interest, to include the flat. This price reflects £415,000, a 6.47% net initial yield, on the retail and £550,000 for the flat, assuming standard purchasers costs.
- Alternatively the shop and flat can be bought separately.



PUTNEY

Putney is a busy and vibrant south London suburb located in the affluent Borough of Wandsworth.

It is world renowned as being the starting point for the annual Boat Race which has been taking place between Oxford and Cambridge Universities since 1829 and is one of the oldest sporting events in the world.

It is situated approximately 6 miles south west of Central London, and is popular with London commuters, especially young professionals.

Transport links are excellent. London Waterloo can be reached in approximately 20 minutes from both Putney and Barnes stations whilst Clapham Junction station can be reached in 5 minutes which provides access into London Victoria as well as the London Overground. The area is also connected to the tube network via the

District Line from East Putney and Putney Bridge tube stations. There are also numerous bus services linking the area to central London.

Road communications are also good with the A205 (South Circular) running through the area with the A3 providing swift access to the M25 motorway at Junction 10.

LOCATION

The subject premises occupy a very busy location on a busy convenience parade on the Upper Richmond Road, (the A205 South Circular Road), equidistant between Putney and East Sheen, and approximately 7 minutes walk from Barnes station.

Other major national multiple occupiers in the parade include Tesco Express, Ladbroke's and Brewers Decorating Centre whilst there is also a pleasant mix of café's, delis, hairdressers, launderette etc.

There are approximately 30 free car parking spaces to the front of the property for the use of shoppers.

DEMOGRAPHICS & LOCAL ECONOMY

Putney's immediate catchment population is approximately 135,000 people with a high proportion of the population being classified as being in "higher or lower managerial and professional roles", known as the AB/C1 demographic. 46% of the Putney population are in this classification compared to the GB average of 23.5%. (ONS). It also contains a large proportion of the highest spending age group, with approximately 35% of the catchment aged between 20-39 years old.



DESCRIPTION

The property is a mid-terrace building of brick construction with a pitched tiled roof. The shop has rear access for deliveries, accessed via Dover House Road.

The two bed flat has recently been refurbished to a very high standard with a new kitchen, bathroom, flooring, external rear terrace and double glazed windows throughout. It is also accessed from the rear via Dover House Road. Further information on the flat can be seen via the following link:-

www.hamptons.co.uk/properties/21538266/sales/AT1NQ50000YLVLI1IAN

ACCOMMODATION

The property benefits from the following approximate floor areas:-

Level	sq ft	sq m
Ground Floor Sales	640	59.45
ITZA	490 units	
Ground Floor Ancillary	60	5.57
First Floor Flat (GIA)	734	68.2

TENURE

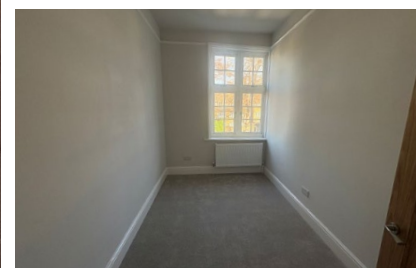
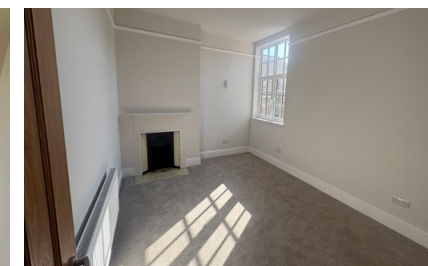
Freehold.

The flat can be sold off on a new 999 year leasehold interest at a peppercorn rent if required.

Further information can be provided upon request.

TENANCY

The ground floor shop is let to lease to Cook Trading Limited for a period of 10 years from 30th January 2026 at a rent of £28,000 per annum. The lease provides for an upward only rent review in the 5th year, to the market rent.



COVENANT INFORMATION

The ground floor shop is let to Cook Trading Limited, trading as Cook.

Having started in 1997, Cook now trade from over 100 stand-alone stores as well as numerous concessions across the country. More information can be seen on their website:- www.cookfood.net

Cook Trading Limited (Company No. 04611064) has published the last three years trading figures and is rated as "95/100 – A - Very Low Risk" by Creditsafe:-

	2025	2024	2023
Turnover	£131,628,416	£119,750,094	£105,665,447
Pre Tax Profit	£2,746,218	£2,474,125	£3,296,460
Shareholder Funds	£21,389,577	£20,910,798	£20,262,663

VAT

The property has been elected for VAT. It is anticipated that the sale could be dealt with as a Transfer of a Going Concern, (TOGC).

EPC

The EPC ratings for the property are as follows:-

- Shop C
- Flat C

PROPOSAL

We are instructed by to seek offers in excess of **£965,000 (nine hundred and sixty five thousand pounds)** subject to contract for the freehold interest in the property, to include the commercial income and vacant possession of the flat.

Alternatively the interest can be split with a price for the shop in isolation of **£415,000, (four hundred and fifteen thousand pounds)**, reflecting a c. 6.47% net initial yield, assuming standard purchasers costs.

A price of **£550,000 (five hundred and fifty thousand pounds)**, is sought on the flat for a 999 year leasehold interest at a peppercorn rent.

ANTI MONEY LAUNDERING

In order to comply with Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



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CONTACTS

For further information or to arrange an inspection please contact:

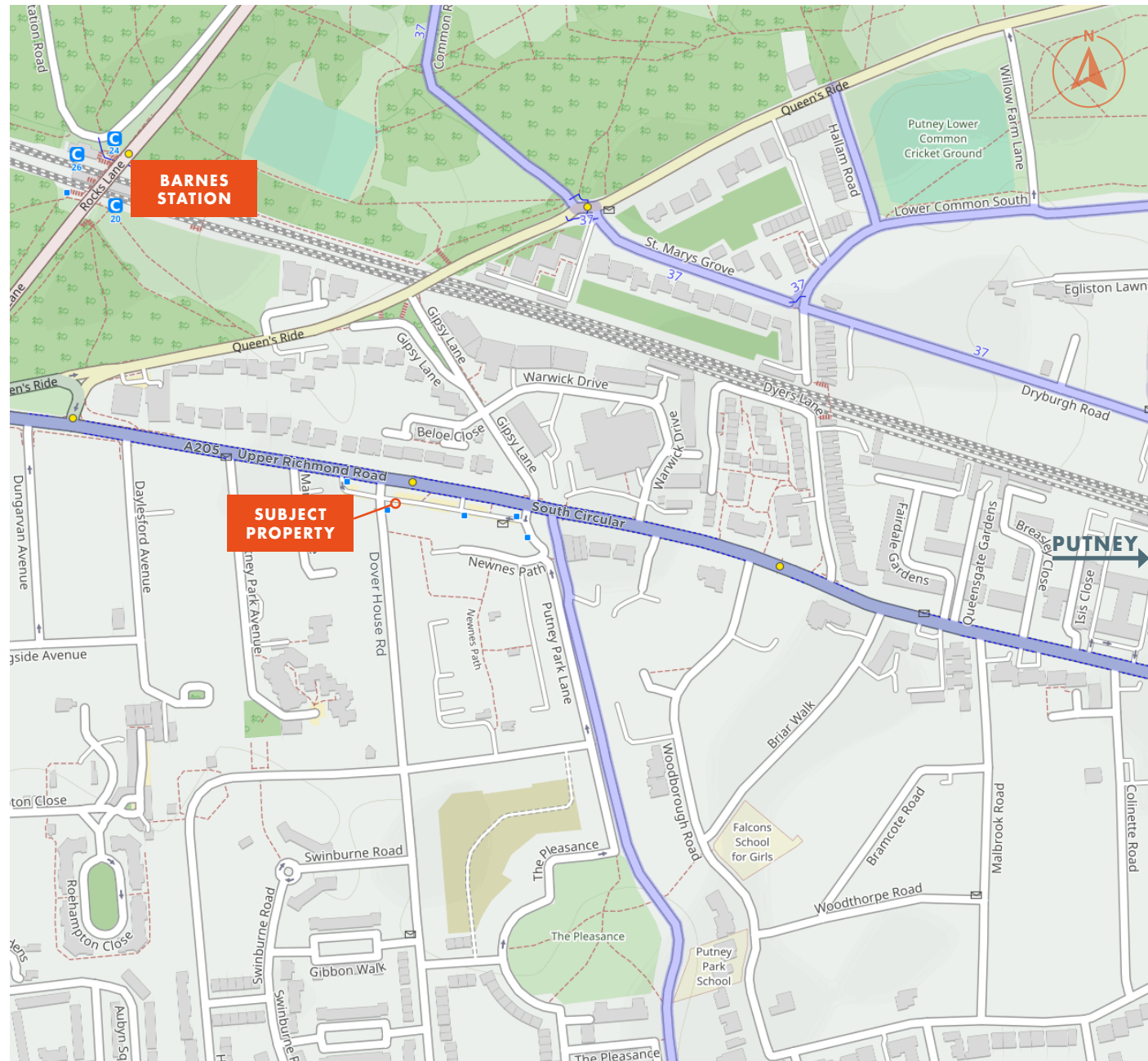
Ward Property Consultants:

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www.wardproperty.uk.com

ESTATE AGENTS ACT 1979 – SECTION 21: Statutory Disclosure: We declare that Ward Property Consultants Limited have a personal interest in this property.

DISCLAIMER NOTICE: Whilst every care is taken in the preparation of these particulars, Ward Property Consultants Limited and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract, and members of the Agent's firm's have no authority to make any representation or warranty in relation to the property. MAY 2026.



Map data from OpenStreetMap 2026