



253-255 Putney Bridge Road, London, SW15 2PU

SELF-CONTAINED COMMERCIAL PREMISES TO LET - A1 / A2 / B1 PLANNING CONSENT

FOR SALE / TO LET

LOCATION:

The available office and retail premises are prominently positioned fronting Putney Bridge Road, a popular residential and commercial area benefiting from the wide variety of local shops, restaurants, pubs along Putney Bridge Road. Putney High Street is similarly within walking distance from the available commercial premises and includes retailers such as; Waitrose, Costa Coffee, Byron, Bill's and The Boathouse along the river.

Putney Bridge and Putney East underground stations (District Line) and Putney mainline station (direct to Waterloo via Clapham Junction & Vauxhall) are all within walking distance from the property. The area is similarly well connected with local bus routes.

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DESCRIPTION:

The available commercial premises fronting Putney Bridge Road forms part of a mixed-use scheme comprising seven residential flats along with three commercial units.

First floor open-plan offices (B1 consent) extend to a total floor area of approximately 1,993 sq.ft

Ground floor retail premises (A1 /A2 / B1 consent) extends to a total area of approximately 539 sq.ft.

Available in shell and core.

Floor plans available upon request.

PREMISES	AREA FT ²	AREA M ²	RENT	ASKING PRICE
Shop	539	50	£18,000	£256,000

AMENITIES:

- Prominent position
- Excellent location
- Excellent transport links
- GF retail unit (A1 /A2 / B1 consent)
- First floor offices (B1 consent)
- Other uses subject to planning
- Shell and core condition
- Floor plans available upon request

TENURE:

Terms to be agreed.

999 year leasehold.

RATES PAYABLE: To be assessed.

SERVICE CHARGE:

VAT: Applicable.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

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