

UNIQUE RIVERSIDE FREEHOLD

Approx 2,200 sq ft (204 sq m)

Part Office/Part Retail

FOR SALE/TO LET



EMBANKMENT STUDIOS, PUTNEY, LONDON, SW15 1LB

LOCATION

The property is situated on the Embankment close to its junction with Festing Road. It is within the Putney Embankment Conservation Area.

The many and varied retail and leisure uses on Lower Richmond Road and Putney High Street are close at hand, including Odeon Luxe Putney, Gail's Bakery, Franco Manca and many riverside pubs. Putney Bridge (District Line) Underground Station just over Putney Bridge in Fulham and Putney mainline station is on Putney High Street. Road access is good with Lower Richmond Road leading to Putney High Street, giving direct access via Putney Bridge into Fulham and north up to the A3.

DESCRIPTION

This property comprises a two-story building with a unique view of the River.

The ground floor offers a spacious open-plan layout that was previously utilized as a retail outlet. It includes a kitchen, shower, and WC.

The first floor was used as an open-plan office area complemented by a spacious balcony. Additionally, the property features a substantial front yard. The premises currently have a single staircase. We believe certain alterations may be required to make the premises compliant for fire safety purposes.



ACCOMMODATION

We understand the following approximate NIA areas apply:

First Floor	1,160 sq ft	107.7 sq m
Ground Floor	1,040 sq ft	96.7 sq m
Total	2,200 sq ft	204.4 sq m





PLANNING

Please see planning comments.

We believe that the implemented planning permission dated 17 October 2001 authorises the existing use of the ground floor of the Property as part retail showroom and part design although this is not conclusive.

We believe that the implemented planning permission dated 30 October 1985 authorises the existing use of the first floor of the Property as a design studio/office although this is not conclusive. This use appears to be restricted to architects office and only between 8am & 6pm Mon - Sat.

We strongly recommend interested parties carry out their own investigations to see if other Class E uses may be permitted. The local authority is LB Wandsworth.

TERMS

The premises are available for sale with vacant possession.

PRICE

The building is available for sale Freehold with full vacant possession at offers in excess of **£1,200,000 plus VAT** subject to contract

Or

£57,500 per annum exclusive plus VAT for a new full repairing and insuring lease on terms to be agreed.

BUSINESS RATES 2025/26

Rateable Value £61,000

Rates Payable £33,855

VAT

We are advised that VAT is applicable.

EPC D (98)

For further information or to arrange an inspection please contact sole agents:

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Brochure updated

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