LONDON SW15 – 137 PUTNEY HIGH STREET

PROMINENT A1 RETAIL OPPORTUNITY

Location
The subject premises occupy an excellent trading location on Putney High Street, in close proximity to Putney Train Station. The unit is adjacent to Tesco Express and Flight Centre, and other nearby retailers include Bill’s, Specsavers, Pret A Manger and Mountain Warehouse.

Demise
The property is arranged over ground and basement floors, providing the following approximate net internal floor areas:

<table>
<thead>
<tr>
<th>Internal Width</th>
<th>Shop Depth</th>
<th>Ground Floor</th>
<th>Basement</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>15'8 ft</td>
<td>51'9 ft</td>
<td>824 sq ft</td>
<td>752 sq ft</td>
<td>1,576 sq ft</td>
</tr>
<tr>
<td>4.82m</td>
<td>15.83m</td>
<td>77 sq m</td>
<td>70 sq m</td>
<td>147 sq m</td>
</tr>
</tbody>
</table>

Tenure
A new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent
£67,500 per annum exclusive

Rates
Rateable Value: £60,000

Interested parties are advised to make their own enquiries to Wandsworth Council on 020 8871 6000.

EPC
Available upon request.

Further Information
For further information or to arrange a viewing please contact the sole agents Robinson Webster.

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