LONDON – PUTNEY, UNIT 1 TILEMAN HOUSE

SUBJECT TO VACANT POSSESSION

A1/A2/A3/A4 OPPORTUNITY (POTENTIAL FOR D1/D2 SUBJECT TO PLANNING)

Location
The subject premises occupy a prominent location on Upper Richmond Road between Putney Train Station and East Putney Underground. Directly adjacent to Purple Dragon, other retailers in close proximity include Pure Gym, Leyland SDM, Toolstation and Nando’s.

There is potential for outdoor seating, subject to the necessary consents.

Demise
The property is arranged over ground floor only, providing the following approximate areas.

<table>
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<tr>
<th>Internal Width:</th>
<th>Shop Depth:</th>
<th>Ground Floor:</th>
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<td>33'9 ft</td>
<td>95'1 ft</td>
<td>2,625 sq ft</td>
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Tenure
A new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent
Upon application.

Rates
Rateable Value: £102,000

Interested parties are advised to make their own enquiries to the Local Authority.

EPC
Available upon request.

Service Charge
Available upon request.

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

Liam Jones 020 7190 9804 07990 335 016 liam@robinsonwebster.co.uk
Joe Martin 020 7190 9805 074 93 341 431 joe@robinsonwebser.co.uk

Or alternatively please contact our joint agent William Holmes at Kinleigh Folkard & Hayward on 020 8739 2090.
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