



ROBINSON WEBSTER



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.

Internal Width:	33'9 ft	10.28m
Shop Depth:	95'1 ft	28.97m

Ground Floor:	2,625 sq ft	244 sq m
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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
Rates Payable (19/20):	£51,408 p.a.

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

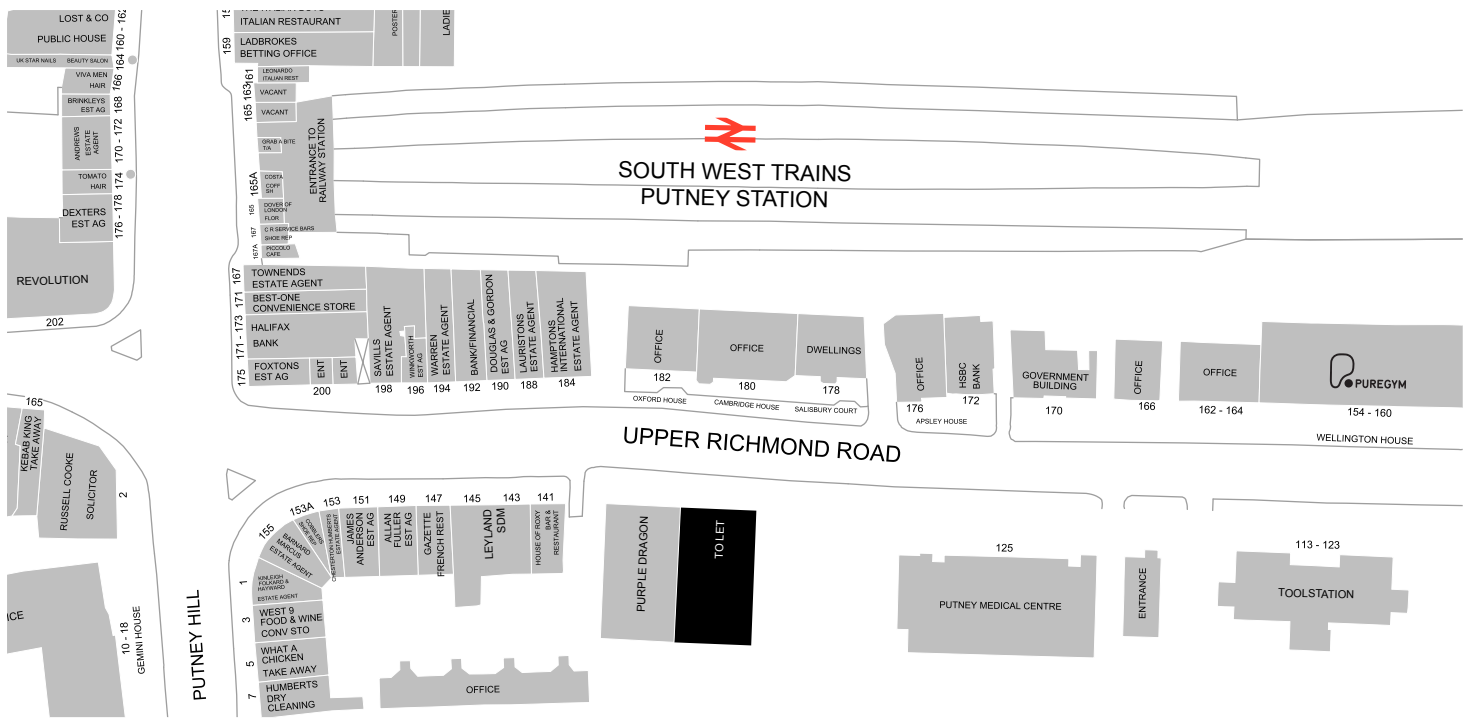
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Or alternatively please contact our joint agent **William Holmes** at **Kinleigh Folkard & Hayward** on 020 8739 2090.

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