

# PROMINENT COMMERCIAL OPPORTUNITY

WITH A1, A2, A3, A4, D1  
PLANNING CONSENT  
APPLICATION SUBMITTED  
FOR B1 USE



**PUTNEY**  
LONDON SW15 2TR

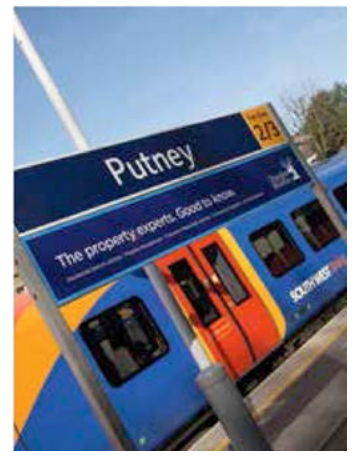
**UNIT 2 TILEMAN HOUSE**  
UPPER RICHMOND ROAD



- 1 Starbucks
- 3 Costa
- 5 Revolution
- 7 Toolstation
- 9 Pizza Express
- 11 Leyland SDM

- 2 Pret A Manger
- 4 Nat West
- 6 Russell Cooke Solicitors
- 8 Nandos
- 10 PureGym
- 12 Putney Medical Centre

- A London Square Residential Development
- B Fabrica Residential Development



## LOCATION

The subject premises occupy a prominent location on Upper Richmond Road between Putney Train Station and East Putney Underground. Occupiers in close proximity include **Toolstation, Leyland SDM, Pure Gym, Nando's, Russell Cooke solicitors, Assael Architects** and many estate agents.

## DEMISE

The property is arranged over ground floor only, providing the following approximate areas GIA:

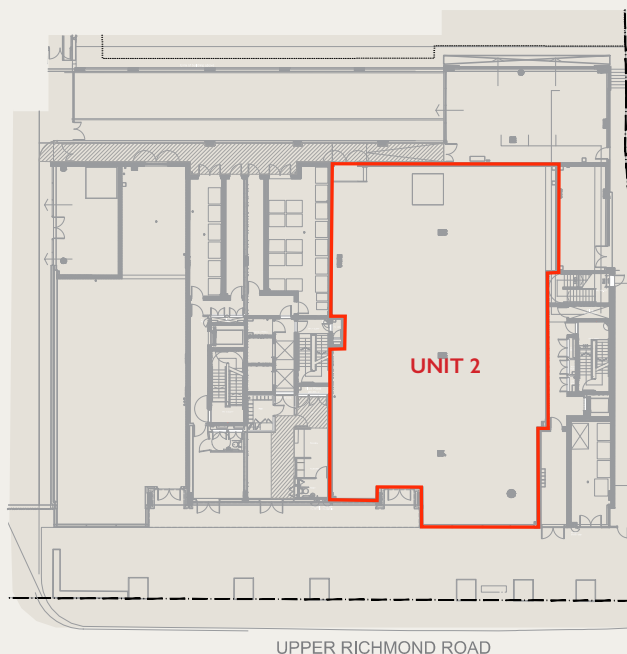
**Ground Floor: 5,090 sq ft 474 sq m**

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

## TENURE

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

## FLOOR PLAN



## RENT

Upon application.

## RATES

Rateable Value: £105,000  
Rates Payable (19/20): £55,020 p.a.

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

## SERVICE CHARGE

On application.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint sole agents:



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