

ROBINSON WEBSTER



## LONDON SW15, 113 UPPER RICHMOND ROAD, PUTNEY

A1/A2/A3 RETAIL OPPORTUNITY

### Location

The subject premises occupy a prominent location on Upper Richmond Road between Putney Train Station and East Putney Underground. Directly opposite **Pure Gym**, other retailers in close proximity include **Waitrose, Pizza Express, Costa and Caffè Nero**.

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.

<b>Ground floor GIA</b>	<b>3,654 sq ft</b>	<b>339 sq m</b>
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There is also the potential to split the unit as follows:

Unit A:	1,397 sq ft
Unit B:	1,731 sq ft

### Tenure

A new 15 year FRI lease, subject to upward only rent reviews at years 5 and 10.

### Rent

£100,000

Unit A: Upon application

Unit B: Upon application

### Rates

To be assessed. Interested parties are advised to make their own enquiries.

### EPC

Available Upon Request

### Further Information

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

### Adam Robinson

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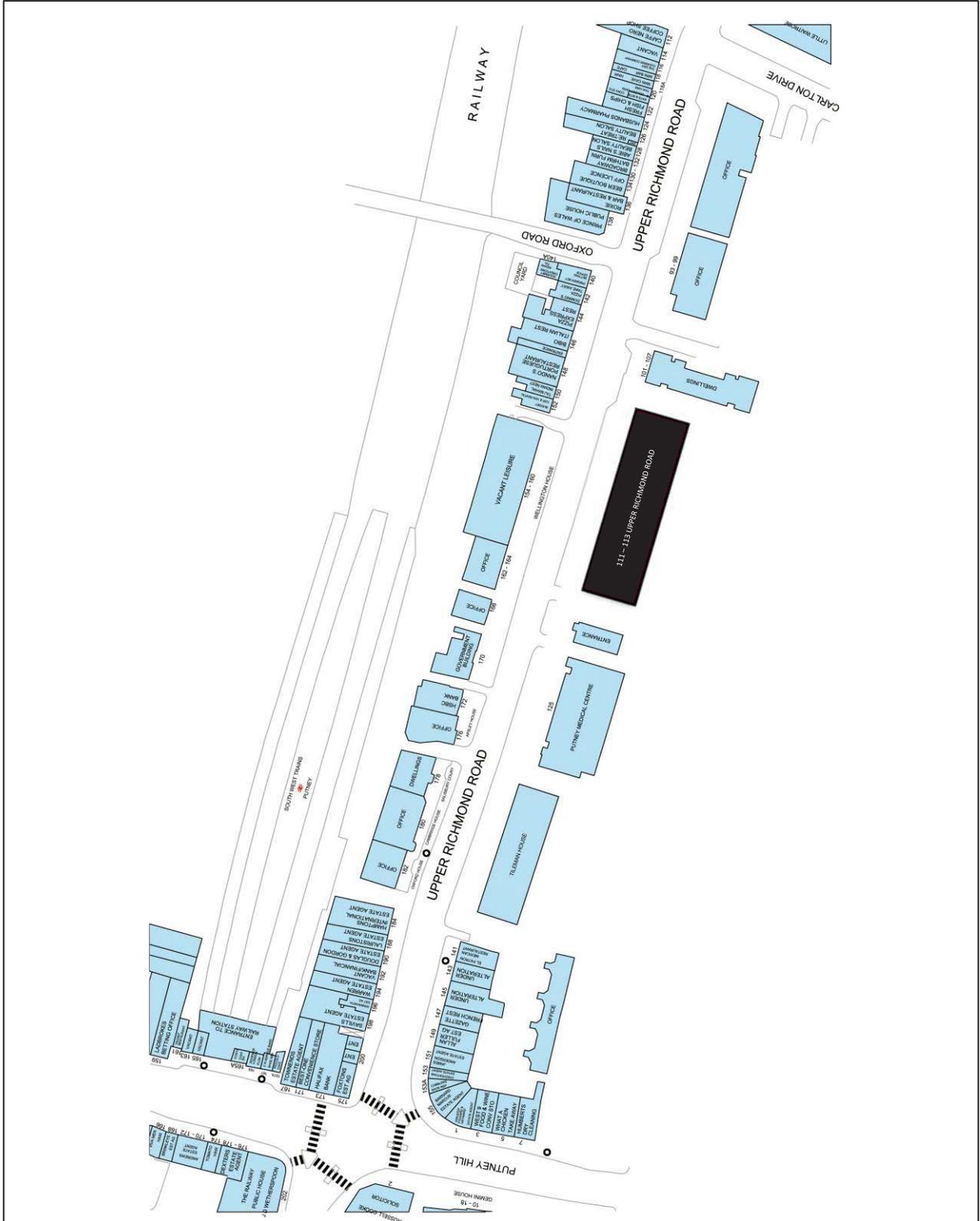
### Joe Martin

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Or, contact our joint agents  
**Orme Retail** on 020 7499 0440

**020 7190 9801**  
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Putney



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