



## ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



### LONDON SW15, 113 UPPER RICHMOND ROAD, PUTNEY

NOW AVAILABLE FOR £100,000 PAX

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.

#### **Accommodation**

The property is arranged over ground and basement floors and provides the following approximate dimensions and areas:

Ground floor (GIA) 3,654 sq ft

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**

Whole: £100,000 pax

Unit A: Upon application  
Unit B: Upon application

#### **Rates**

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

#### **Viewing and Further Information**

Through joint sole agents, Robinson Webster:

#### **Joe Martin**

020 7190 9805 / 07493 341 431  
joe@robinsonwebster.co.uk

#### **Adam Robinson**

020 7190 9803 / 07980 576 245  
adam@robinsonwebster.co.uk

Or, Orme Retail  
020 7499 0440

# Putney

