



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



LONDON SW15, 111 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 **Caffe Nero**.

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

Accommodation

The property is arranged over ground floor only and comprises the following approximate dimensions and areas:

Frontage	35 ft / 10m
Shop Depth	115 ft / 35m
Ceiling height (max)	16 ft / 4.81m
Ceiling height (min)	14 ft / 4.19m
Ground floor (GIA)	4,513 sq ft

Tenure

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

Rent

£180,000 pax

Rates

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

Viewing and Further Information

Through agents, Robinson Webster:

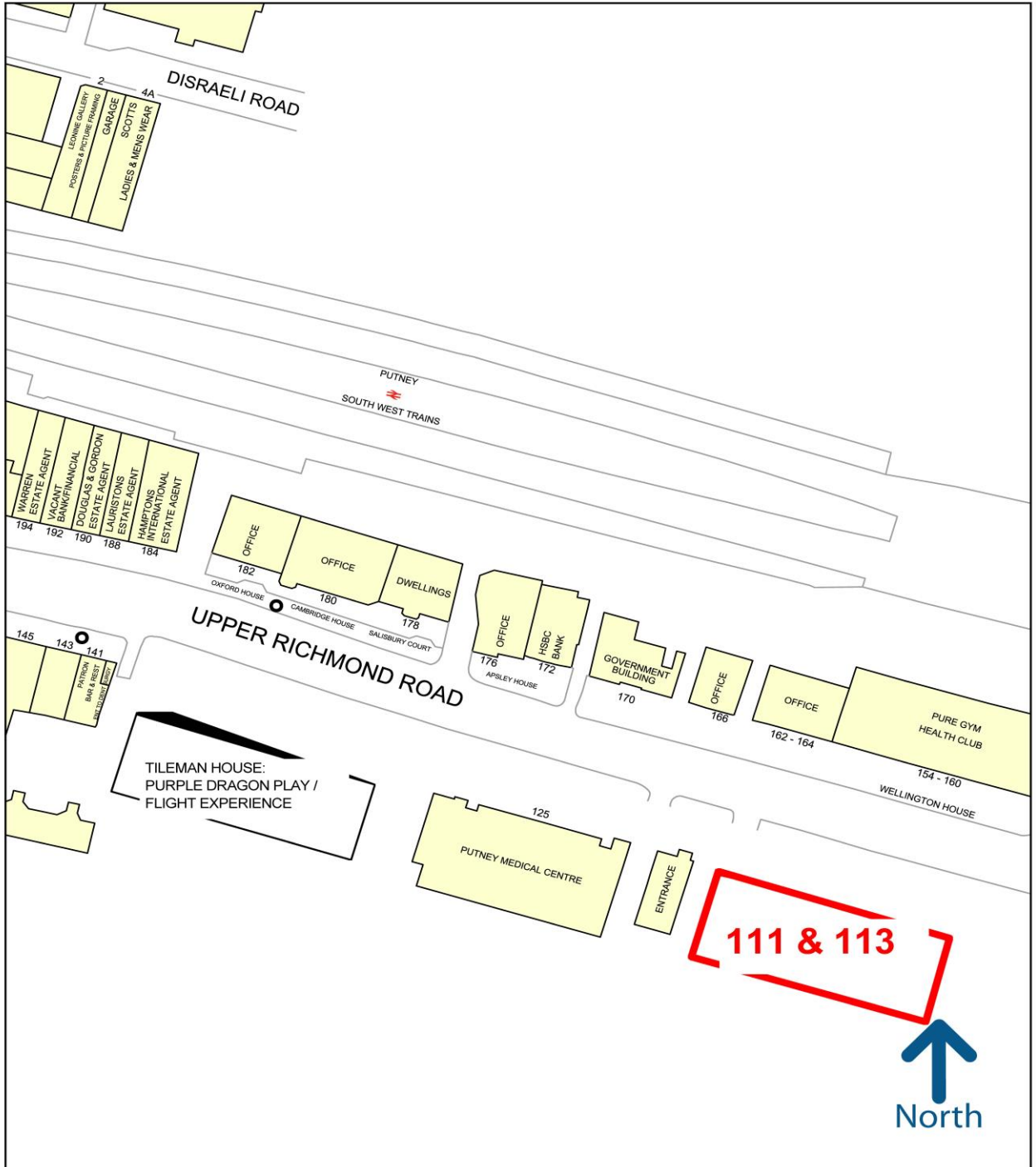
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50 metres

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