



## ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



### 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 **Caffe 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:

Frontage	75 ft / 23 m
Ceiling height (max)	16 ft / 4.81m
Ceiling height (min)	14 ft / 4.19m
Ground floor (GIA)	3,654 sq ft

##### **Tenure**

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

##### **Rent**

£140,000 pax

##### **Rates**

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

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

Through agents, Robinson Webster:

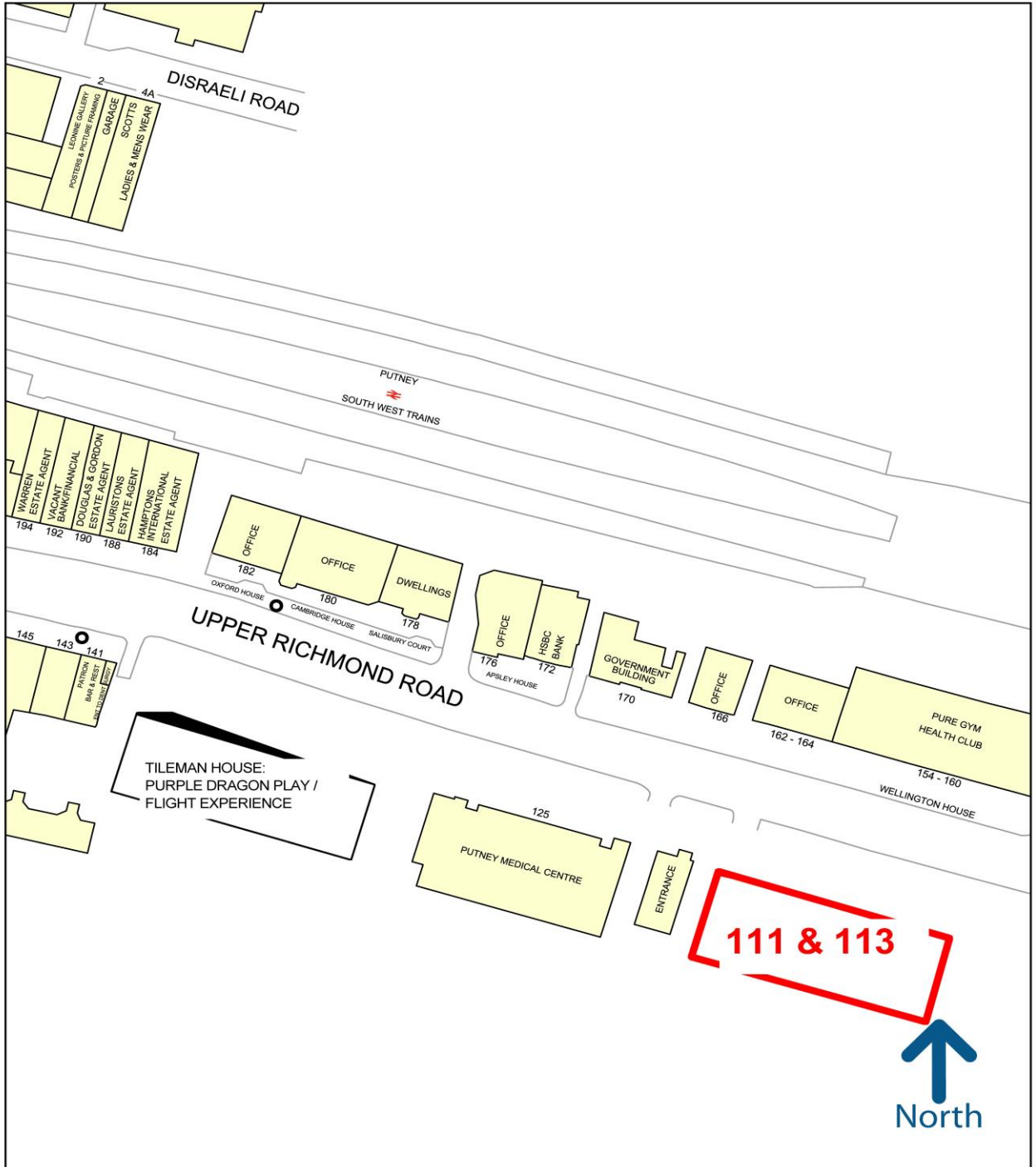
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