

2 GRIFFIN GATE PUTNEY

545 sq ft / 50.72 sq m



ADDRESS

2 Griffen Gate
135 Lower Richmond Road
Putney
SW15 1EZ

DESCRIPTION

Commercial Unit For Sale / To Let

2 Griffin Gate is located on Lower Richmond Road in the heart of Putney. Putney Bridge underground station and Putney Railway station are a short distance from the property. The area has a high number of independent and national retailers. The ground unit forms part of a parade and is on a corner to the entrance of a residential courtyard. There is residential accommodation above.

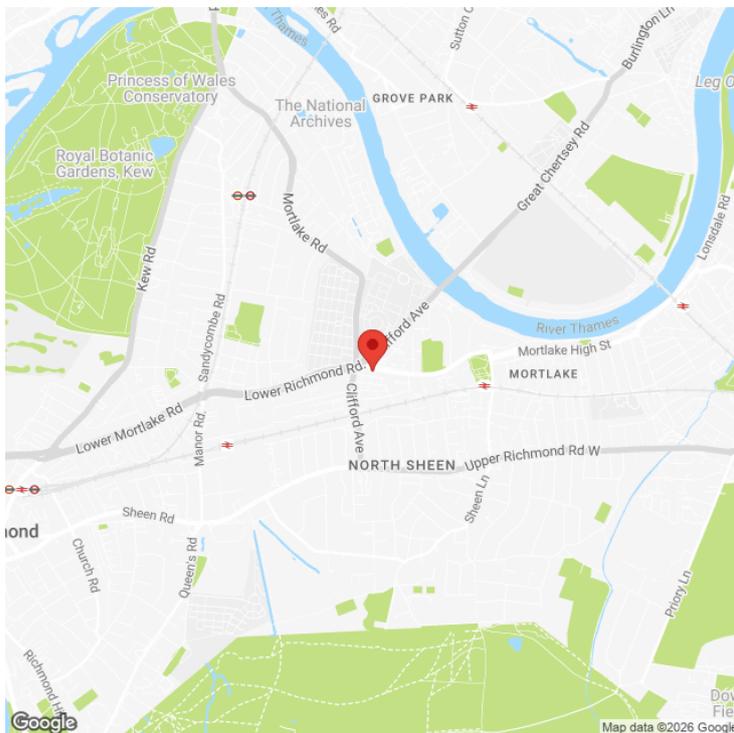
Dated: 14/05/2026



SPECIFICATION

- Corner frontage
- Tiled floor
- Underfloor heating
- Spot lighting and fluorescent lighting
- Alarm
- Storage area
- WC
- Kitchenette
- Side access

- | | |
|-----------------------|---|
| Tenure | Available on a new effective full repairing & insuring lease for a term by arrangement or alternatively, the virtual freehold is available at a ground rent of £300 per sq ft |
| Price | £375,000. The building is elected for VAT |
| Rent | £35,000 per annum exclusive |
| Service Charge | Upon application |
| Rates | 1st April 2026 RV £21,000. Rates payable £10,479 pre annum |
| Size | 545 sq ft / 50.72 sq m |



CONTACT

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Dated: 14/05/2026

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