

## 2 GRIFFIN GATE PUTNEY

545 sq ft / 50.72 sq m



### ADDRESS

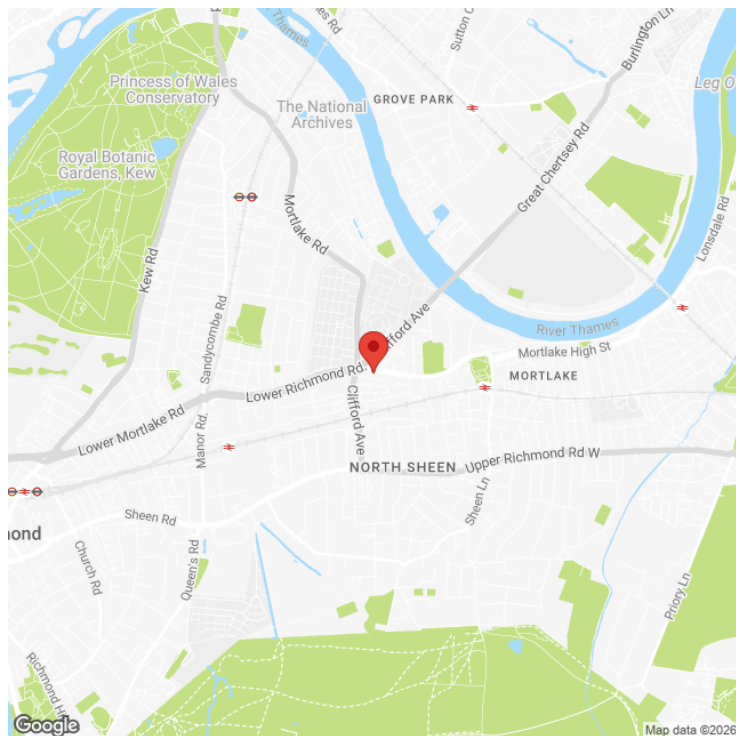
2 Griffen Gate  
135 Lower Richmond Road  
Putney  
SW15 1EZ

### 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: 27/01/2026



## 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: 27/01/2026

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