# 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: 14/11/2026

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## SPECIFICATION

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

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|---|---|
| **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** | £255,000. The building is elected for VAT |
| **Rent** | £31,000 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


**Niall Christian**
BSc MRICS
**T** 0208 332 4591
**M** 0778 0678 684
**E** niall.christian@michaelrogers.co.uk

**Joshua Thompson**
Trainee Surveyor
**T** 0208 332 4594
**M** 07701 086242
**E** joshua.thompson@michaelrogers.co.uk


Dated: 14/11/2026


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