

**127 Lower Richmond Road
Putney
London
SW15 1EZ**



549 Sq. ft (51.01 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

The property is located on Lower Richmond Road on the corner of Roskell Road. The area is served well in respect of transport with Putney Bridge station and Putney station within a short distance providing direct links to and from central London. Lower Richmond Road is in the heart of Putney, a high value residential area.

Description:

The unit is arranged over basement and ground floor and has been in use as an estate agency. The accommodation is in good condition with a kitchen, WC and breakout area in the basement.

Amenities:

- Carpet and timber floors
- WC.
- Comfort cooling and heating
- Kitchenette
- Electric wall heaters

**Accommodation:**

FLOOR	SQ FT	SQ M
Ground	357	33.17
Basement	192	17.84
TOTAL	549	51.01

There is potential to expand the ground floor by approximately 150 Sq ft.

Terms:

The building is available on a new effective full repairing and insuring lease for a term by arrangement.

Rent:

£29,500 per annum exclusive. The building is not elected for VAT.

Service charge:

Upon application.

Business Rates:

The rateable value is £23,250 giving rates payable of £11,601.75 per annum. This will be reduced as is based on the double unit.

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

E-101.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact sole agents:**Michael Rogers LLP**

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Subject to Contract
September 2023

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