

TO LET

pad ARCHITECTS



223

YogaHub

ABOUT US

2 Studios in the heart of East Sheen offering a variety of classes 7 days a week

VINYASA YOGA // YIN YOGA  
FOUNDATIONS YOGA  
BARRE // CORE CONDITIONING  
& PUPPY YOGA

VISIT US AT

YogaHub  
46/50 Sheen Lane  
London SW14 8LP

3 min walk from Mortlake Station  
Parking available nearby

21 Days for £45\*  
INTRODUCTORY OFFER

New to our studio?  
Take advantage of our Intro Offer  
and come give our classes a try!

\*1 Studio class per day limit. Unlimited online classes. Offer does not include Friday Yoga.

www.yogahub.london

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Cicily B parking only



223 UPPER RICHMOND ROAD, PUTNEY, SW15 6SQ

958 sq ft (89 sq m)

Retail unit with 3 On-Site Car Spaces

Michael Rogers

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958 sq ft (89 sq m)

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## RENT | £40,000 PER ANNUM EXCLUSIVE

### LOCATION

The unit has a prominent frontage onto Upper Richmond Road. The building comprises of a retail unit arranged over a ground floor. The basement is currently being used for storage purposes.

The property is a short distance away from Sainsbury's local which provides a large footfall to the area. Newer occupiers such as Pet's at Home further improve the nearby occupiers business.

The unit is served by multiple bus routes and nearby bus stops, as well as Putney train station being just a 5 minute walk away.

### AMENITIES

- Kitchenette
- WC facilities
- Large amount of downstairs storage space
- Comfort cooling and heating
- Double frontage
- 3 Car parking spaces

### TERMS

The premises are available by way of a new lease for a term to be agreed, directly from the Landlord.

We advise applicants to make their own enquiries regarding business rates on the Valuation Office Agency.

EPC: E119

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