

**115, Lower Richmond Road,  
Putney,  
London.  
SW15 1EX.**



**Retail / Office / Studio**

**TO LET**

**434 Sq. ft (40.03 Sq. m) approx.**

**0208 332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.

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**Location:**

The property is located on Lower Richmond Road, close to a Sainsbury Local and garage. 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 a wedding shop for a number of years. The accommodation is in good condition with a kitchen and WC.

**Amenities:**

- Vinyl floor.
- Ventilation system.
- WC.
- Spot lighting.
- Kitchenette.
- Self-contained.
- Front courtyard.

**Accommodation:**

FLOOR	SQ FT	SQ M
Ground	183	17.00
Basement	251	23.3
<b>TOTAL approx.</b>	<b>434</b>	<b>40.03</b>

**Terms:**

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

£18,500 per annum exclusive.

Opening hours are restricted and will be from 9am to 8pm.

**Permitted use:**

Class E, although unit would not be suitable for the sale of food or drinks.

**Service charge:**

Upon application.

**Business Rates:**

The rateable value is £8,000 giving rates payable of £3,992.00 per annum. Small business rate relief may apply.

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

**Energy Performance Certificate:**

C 66.

**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  
February 2024

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