Michael Rogers

Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisers

34 Lower Richmond Road, Putney, London, SW15 1JP

COMMERCIAL UNIT

FOR SALE

808 Sq. ft (75.00 Sq. m) approx.

020 8332 7788
Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799
www.michaelrogers.co.uk

Location:

The building is located in Putney which is an affluent London suburb some five miles south-west of central London. It is situated on Lower Richmond Road on the corner of Ruvigny Gardens, close to Putney High Street. Putney Bridge Underground station and Putney railway station are a short distance away.

There are many retailers close by including Sainsburys Local.

Description:

The property forms part of a terrace and comprises of a prominent unit, arranged over lower ground and ground floor. The accommodation is in very good condition and is currently used as an office.

Amenities:

- Corner frontage
- Carpeted floor
- Comfort cooling and heating
- Fresh air ventilation
- Spot lighting
- Part partitioned
- Storage areas
- WC
- Potential for another WC
- Kitchenette

Accommodation:

Floor	Sq Ft	Sq M
Basement	417	38.69
Ground	391	36.31
Total	**808**	**75.00**

Terms:

The building is available freehold.

Price:

Offers in the region of £395,000.

Use:

We are advised that the unit comes under use class E.

Service charge:

Upon application.

VAT:

The unit we are advised is not elected for VAT.

Business Rates:

The rateable value is £17,250 giving rates payable of £8,607.75 per annum.

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

Energy Performance Certificate:

C 72.

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
August 2025

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