

**2 Griffin Gate
135 Lower Richmond Road
London
SW15 1EZ**



545 Sq. ft (50.72 Sq. m) approx.

COMMERCIAL UNIT

FOR SALE/TO LET

0208 332 7788

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

Location:

The building is located in Putney which is an affluent London suburb located some 5 miles south-west of central London. It is located on Lower Richmond Road between Farlow Road and Roskell Gardens. Putney Bridge Underground station and Putney Rail are a short distance away. Lower Richmond Road is in the heart of Putney, a high value residential area. There are many retailers close by including Sainsburys Local. Most retailers are independents.

Description:

The unit is arranged over ground floor with residential above. The unit is part of a parade on the corner of the entrance to a residential courtyard.

Amenities:

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



Accommodation:

FLOOR	SQ FT	SQ M
Ground	545	50.72
TOTAL	545	50.72

Terms:

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

Alternatively, the virtual freehold is available on an existing 999-year lease less 10 days from 14th April 1999 at a ground rent of £300 per Sq ft.

Rent:

£31,000 per annum exclusive. The building is elected for VAT.

Price:

£255,000. The building is elected for VAT.

Service charge:

Upon application.

Business Rates:

The rateable value from 1st April 2026 will be £21,000 giving rates payable of £10,479.00 per annum.

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

Energy Performance Certificate:

Upon application.

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.

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Subject to Contract
August 2026

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