

**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

2 Griffin Gate is located in Putney which is an affluent London suburb located some five 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 Railway station 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 forms 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 at a ground rent of £300 per sq ft.

Rent

£35,000 per annum exclusive. The building is elected for VAT.

Price

£375,000. 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

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Subject to Contract
January 2026

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