

# **75 Lower Richmond Road Putney SW15 1ET**



## **FREEHOLD COMMERCIAL AND RESIDENTIAL BUILDING WITH DEVELOPMENT POTENTIAL FOR SALE**

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## Investment Summary

- Located in the highly affluent London Borough of Wandsworth
- Located close to Putney High Street and the River Thames
- Residential is let on an assured shorthold tenancy producing £50,400 per annum
- The commercial tenant is holding over at a rent of £29,000 per annum exclusive
- Freehold
- Asset management / development potential

## Location

Putney is a very affluent area. The property is located on Lower Richmond Road, close to the junction with Weiss Road. The nearest underground station is Putney Bridge (District Line) and nearest mainline is Putney Station (Waterloo) is situated on Putney High Street. There is a good selection of buses serving the area.

Nearby road communications are via the A205 (South Circular Road) giving access to the A3.

The property is surrounded by numerous independent boutiques, cafes and restaurants. A Sainsburys Petrol Station and the famous Half Moon Public House are also close by.

Putney Town Centre is within close proximity.

## Description

The property has a commercial use over ground floor with residential on lower ground, ground and two upper floors. There is a rear courtyard garden with a workshop. There is parking for two cars and access to Weiss Road.

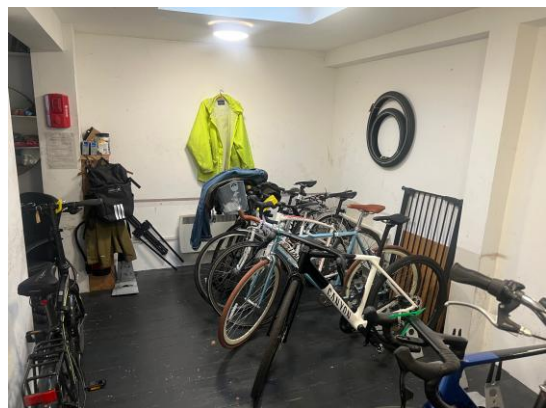
The building was totally renovated in 2015 including a new basement, loft conversion, some new walls, fully retimbered, rewired, new plumbing, boiler etc.

The entrance to the residential area is on the lower ground floor and consists of four double bedrooms with two ensuite and a further bathroom. All bathrooms have a bath, sink, toilet and shower. There is a separate utility room with washing machine and tumble drier and a large kitchen.

The commercial part and workshop are being used as a bike repair shop. The main unit is rectangular in shape with a kitchen, WC, storage, and access to the rear. We are advised that vacant possession could be made available. There are also a shower and WC by the workshop.







## Accommodation

The property provides the following approximate floor areas.

	Sq Ft	Sq M
Residential	1560	145.00
Ground Floor Commercial	392	34.42
Commercial Shower block	54	5.02
Workshop	323	30.00
Garden	355	32.98
Covered passage	63	5.85
Gated Drive	410	38.90



## Tenancy income

The commercial is holding over on an effective full repairing and insuring lease at £29,000 per annum exclusive.

The residential is let as an assured shorthold tenancy at £4,200 per calendar month.

## Energy Performance Certificate

Residential, D65.

Commercial, upon application.

## Business Rates

The unit has the following rateable value and rates payable. Some small business rate relief may be available. The unit is listed as shop and premises.

Commercial	Rateable Value	Rates Payable
	£13,750	£6,861.25

### Council Tax Bands

Residential
D

### Tenure

Freehold.

### Asset Management / Development Potential

There are asset management possibilities.

### VAT

The property is not elected for VAT.

### Price

Upon application.

### Legal Costs:

Each party to bear their own legal costs.

### 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  
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