Michael Rogers

Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisers

151 Lower Richmond Road
Putney London
SW15 1EZ

863 Sq. ft (80.21 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788
Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

151 Lower Richmond Road is situated in the heart of Putney; an affluent London suburb located some 5 miles south-west of central London. Lower Richmond Road lies between Farlow Road and Stanbridge Road. Putney Bridge Underground and Putney Rail station are a short distance away. A Sainsburys Local is close-by together with many independent retailers.

Description:

The property forms part of a terrace and is arranged over ground and lower ground floors. The unit which has been trading as a dry cleaner, benefits from rear access.

Amenities:

- Lino and tiled floor
- Raised ground floor
- Spot lighting and fluorescent lighting
- Alarm
- Storage area
- WC
- Kitchenette
- Rear access

Accommodation:

FLOOR	**SQ FT**	**SQ M**
Ground	467	43.42
Basement	396	36.83
TOTAL	**863**	**80.21**

Terms:

The property is available on a new effective full repairing and insuring lease for a term by arrangement incorporating upward only rent reviews every 5 years.

Rent:

£32,500 per annum exclusive.

The building is elected for VAT.

Service charge:

Upon application.

Business Rates:

The rateable value from 1st April 2026 is £21,250 giving rates payable of £8,117.50 per annum.

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

Energy Performance Certificate:

C70.

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. Tel: 020 8332 7788

Niall Christian Tel: 07780 678684 Email: niall.christian@michaelrogers.co.uk

Joshua Thompson Tel: 0759 910 7005 Email: joshua.thompson@michaelrogers.co.uk

Subject to Contract
April 2026

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