

**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:

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For further information please contact sole agents:

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Subject to Contract
April 2026

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