

**42 Lower Richmond Road,  
Putney,  
London,  
SW15 1JP**



**COMMERCIAL UNIT  
TO LET**

**239 Sq. ft (22.23.00 Sq. m) approx.**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location:**

The building is located in Putney which is an affluent London suburb some five miles south-west of central London. It is situated on Lower Richmond Road between Glendarvon Street and Ruvigny Gardens, close to Putney High Street. Putney Bridge Underground station and Putney railway station are a short distance away.

There are many retailers close by including Sainsburys Local.

**Description:**

The property forms part of a terrace and comprises of a prominent unit, arranged over ground floor. The accommodation has previously been in use as a dog grooming business.

**Amenities:**

- Tiled floor
- Comfort cooling and heating
- Spot and pendant lighting
- WC

**Accommodation:**

Floor	Sq Ft	Sq M
Ground	239	22.23
<b>Total</b>	<b>239</b>	<b>22.23</b>

**Terms:**

The unit is available on a new full repairing and insuring lease for a term by arrangement, incorporating 5 yearly upward only rent reviews.

**Rent:**

Offers in the region of £30,000 per annum exclusive.

**Use:**

We are advised that the unit comes under use class E.

**Service charge:**

Upon application.

**VAT:**

The unit we are advised is not elected for VAT.

**Business Rates:**

The rateable value for 2026/27 is £11,750 giving rates payable of £4,488.50 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.

**For further information please contact sole agents:****Michael Rogers LLP**

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Subject to Contract  
April 2026

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