

75 Lower Richmond Road Putney SW15 1ET



COMMERCIAL RETAIL UNIT WITH REAR WORKSHOP

TO LET

Either separately or as a whole

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.

www.michaelrogers.co.uk

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) which is situated on Putney High Street. The area is well served by bus routes.

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 Garage and the famous Half Moon Public House are also closeby.

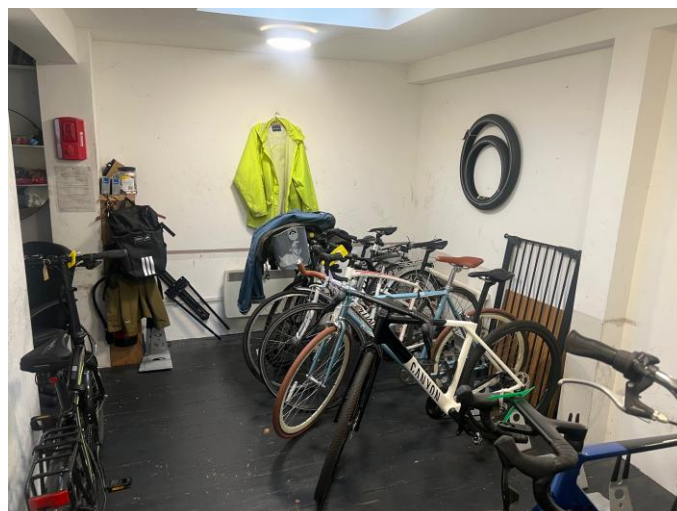
Putney Town Centre is within a short distance.

Description

The property has a commercial use over ground floor. There is a rear courtyard garden with a workshop. Parking is available for two cars with access to Weiss Road.

The commercial unit and workshop are both vacant. The main unit is rectangular in shape with a kitchen, WC, storage, and access to the rear.

A shower and WC are located alongside the workshop.



Accommodation

The property provides the following approximate floor areas.

	Sq Ft	Sq M
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



The units are available separately or together.

Energy Performance Certificate

Upon application.

Business Rates

The business rates shown below are for the year 2026/2027. Some small business rate relief may be available. The unit is listed as shop and premises.

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

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

Tenure

The units are available on new effective full repairing and insuring leases for terms by arrangement.

VAT

The property is not elected for VAT.

Rent

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.

For further information please contact:

Michael Rogers LLP. Tel: 020 8332 7788

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

Joshua Thompson Tel: 07701 086242 Email: joshua.thompson@michaelrogers.co.uk

Subject to Contract
July 2026

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS