

20 Lower Richmond Road, Putney SW15 1JP Commercial / Residential Unit.

Viewing | Niall Christian t: 0208 332 7788 m : 07780 678684 e : niall.christian@michaelrogers.co.uk
Josh Thompson t: 0208 332 7788 m : 07701 086242 e : joshua.thompson@michaelrogers.co.uk

PRICE | 785,000 (Commercial & Two bed flat)

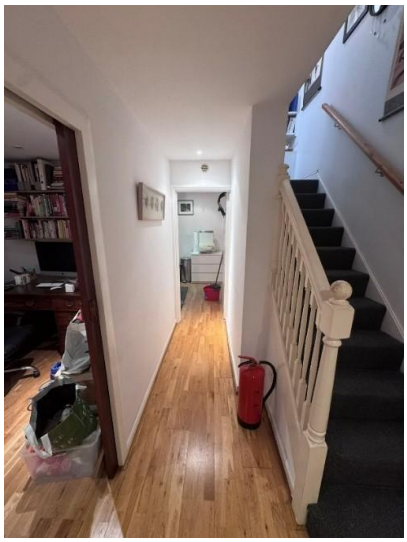
LOCATION

The building is located in Putney, an affluent London suburb five miles south-west of central London. It is situated on Lower Richmond Road, close to Putney High Street. Putney Bridge and Putney Railway Station are only a short distance away. There are many retailers close by.



DESCRIPTION

The property forms part of a terrace and comprises of a prominent commercial unit, arranged over ground and lower ground. There are two 2-bed flats on the first and second floors.
The commercial unit is in good condition and currently used to a wellness clinic.
The two-bed flat is tenanted, bringing in £2,000 per calendar month.
The second two-bed flat has been sold off with just over 100 years left on the lease.



AMENITIES

- Timber flooring throughout
- Spot lighting
- WC
- Tanked basement, managed by Thames Water bi-annually
- Treatment rooms already set up
- Storage throughout
- Kitchenette
- 4 treatment rooms (2 Ground, 2 Lower Ground)

ACCOMMODATION

Floor	Sq Ft	Sq M
Basement	338	31.4
Ground	567	52.7
Total (approx.)	905	84.1



TERMS

Property is available through Freehold with vacant possession.

BUSINESS RATES

The unit has the following rateable value and rates payable:

£17,000 business rates, making rates payable £7,514.

EPC

Commercial – C72. Residential – C74.

VAT

The property is not elected for VAT.

SERVICE CHARGE

Upon Application.

FLOOR PLAN AND INTERNAL PHOTOS

Upon Application.

ANTI MONEY LAUNDERING

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