

Putney, London SW15

212-216 Putney Bridge Road

Class E Opportunity – Subject To Vacant Possession



Location

The subject property is located on Putney Bridge Road, just off Putney High Street and adjacent to Brouhouse Lane which leads down towards the River Thames where a number of food and beverage operators are located.

The unit also benefits from excellent visibility from Putney Bridge Road and a substantial glazed frontage.

The property is located in the immediate vicinity of Odeon Luxe Cinema, The Dynamo, Coppa Club, The Rocket, and The Boathouse (Youngs & Co Brewery). Lidl and Waitrose are located nearby on Putney High Street.

Demise

The property is arranged over ground floor only, providing the following approximate net internal floor areas areas:

Ground Floor	4,536 sq ft	422 sq m
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Tenure

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£140,000 per annum exclusive.

Rates

Rateable Value	£106,000
Rates Payable	£54,272 p.a.

Interested parties are advised to make their own enquiries to Wandsworth Borough Council on 020 8871 6000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

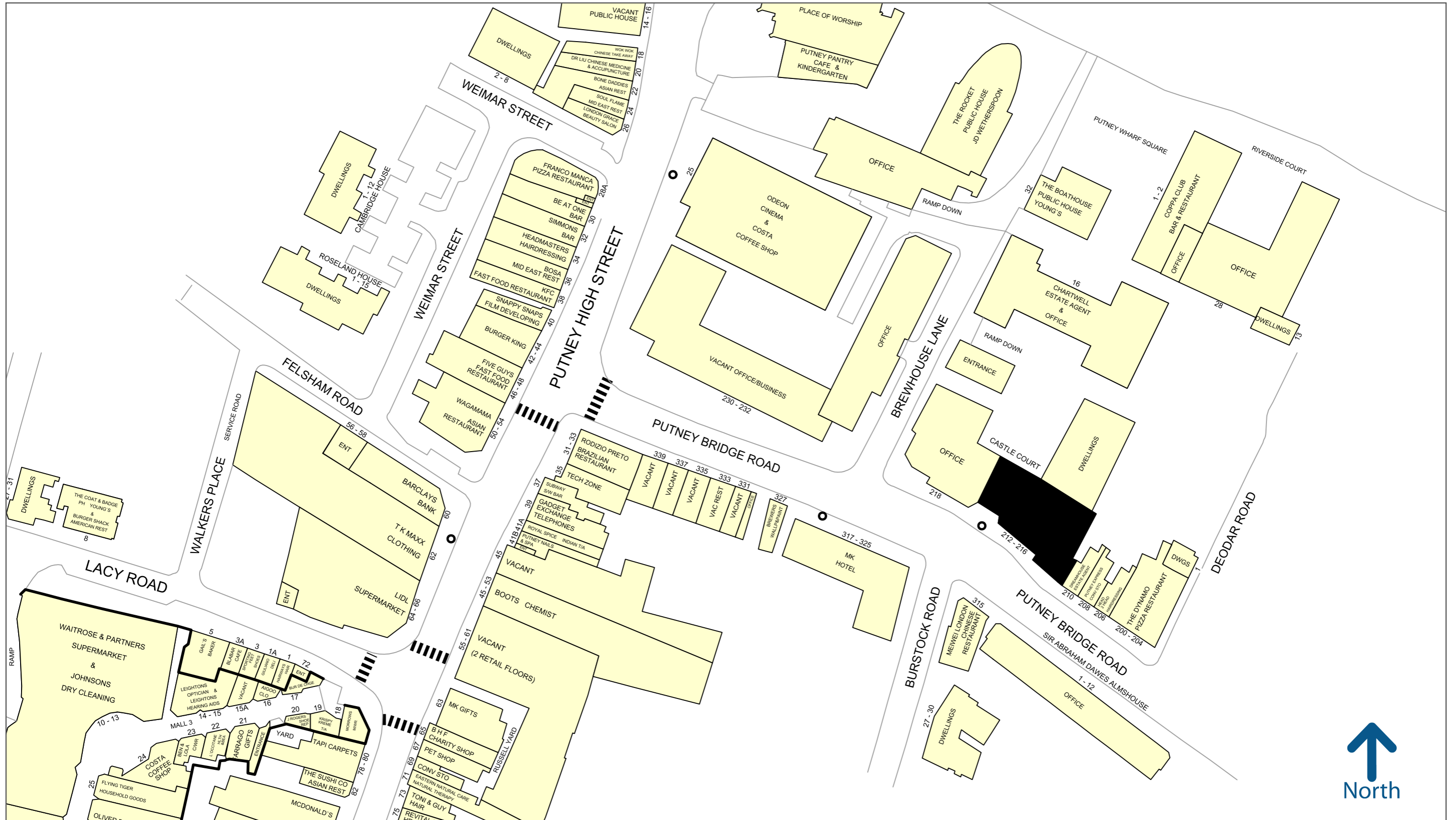
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