

Putney, London SW15

214-216 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 Brewhouse Lane which leads down towards the River Thames. The unit benefits from a substantial frontage giving great visibility from Putney Bridge Road

The property is located adjacent to **Creature Comforts** and 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, comprising the following approximate net internal floor area:

| | | |
|---------------------|--------------------|-----------------|
| Ground Floor | 2,195 sq ft | 204 sq m |
|---------------------|--------------------|-----------------|

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£75,000 per annum exclusive.

Rates

| | |
|-----------------------|-------------------|
| Rateable Value | To be re-assessed |
| Rates Payable | To be re-assessed |

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

EPC

Available upon request.

Service Charge

Available upon request.

For further information or to arrange a viewing please contact:

forge

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Experian Goad Plan Created: 15/04/2025

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