

TELEPHONE

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MJFINN
COMMERCIAL

"BUSY LOCATION - PROMINENT CORNER POSITION"

SHOP	– 620 sq. ft.	(57.60m ²)
STORAGE	– 110 sq. ft.	(10.22m ²)
BASEMENT	– 400 sq. ft.	(37.16m ²)

48 LOWER RICHMOND ROAD

Putney, SW15 1JP

TO LET – New Lease

LOCATION:

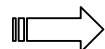
Very prominent corner position (24'6 return windows) on the north side of Lower Richmond Road, at the junction with Glendarvon Street (east side). Forming part of this busy parade of shops and restaurants, opposite the Half Moon P.H. and Sainsbury's Local with petrol forecourt. Glendarvon Street leads to the many rowing clubs along Putney Embankment, River Thames. The area is served by bus routes. 'Pay & Display' parking bays are close by.

ACCOMMODATION: PROMINENT GROUND FLOOR SHOP with BASEMENT.

SHOP	(retail sales)	445 sq. ft.	(41.34m ²)
	(stores)	175 sq. ft.	(16.26m ²)
STORAGE	(ground floor)	110 sq. ft.	(10.22m ²)
BASEMENT	(C.H. ± 5'9)	400 sq. ft.	(37.16m ²)

Return Window Frontage	-	24'6	(7.47m)
Gross Return Frontage	-	30'0	(9.15m)
Built Depth	-	43'3	(13.19m)

Plus WC/ Washroom



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FEATURES: VERY MUCH IN DEMAND IN THIS BUSY & POPULAR LOCATION * 24'6 RETURN WINDOW FRONTAGE * GROUND FLOOR AND BASEMENT * REAR PEDESTRIAN ACCESS * A1 RETAIL USE * TO LET – NEW LEASE (NO PREMIUM) – SOLE AGENT.



TERMS

LEASE: A NEW full repairing and insuring lease for a term of 12 years, subject to upward only rent reviews every 4th year.

RENT: **£21,000** per annum exclusive.

LEGAL COSTS: Tenant to pay £1,000 plus V.A.T. towards the Landlord's costs.

RATES: Please contact the London Borough of Wandsworth 020 7378 5941.
We are advised that the rateable value for the shop is £11,750.

EPC: Available upon request

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: Strictly by prior appointment through Landlord's sole agent:

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Subject to Contract

(12K09)