

**New lease available - A1 & A2 use - Subject to vacant possession**

# 170 Putney High Street, London, SW15 1RS



**LOCATION:** The subject property is on Putney High Street, directly opposite Putney Train Station which has an annual footfall of circa 9 million people. Nearby occupiers include **Caffe Nero, Costa Coffee, Ollie Quinn Optician, Kokoro Japanese, and Bills Restaurant.**

**TERMS:** New lease direct with the landlord for a term to be agreed.

**RENT:** **£39,500** per annum exclusive.

**ACCOMMODATION:** The unit is arranged over ground floor only and comprises the following approximate net internal floor areas:

**Ground Floor:** 432 sq ft (40.13 sq m)

**USE:** The property benefits from A1, A2 and B1 consent.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs.

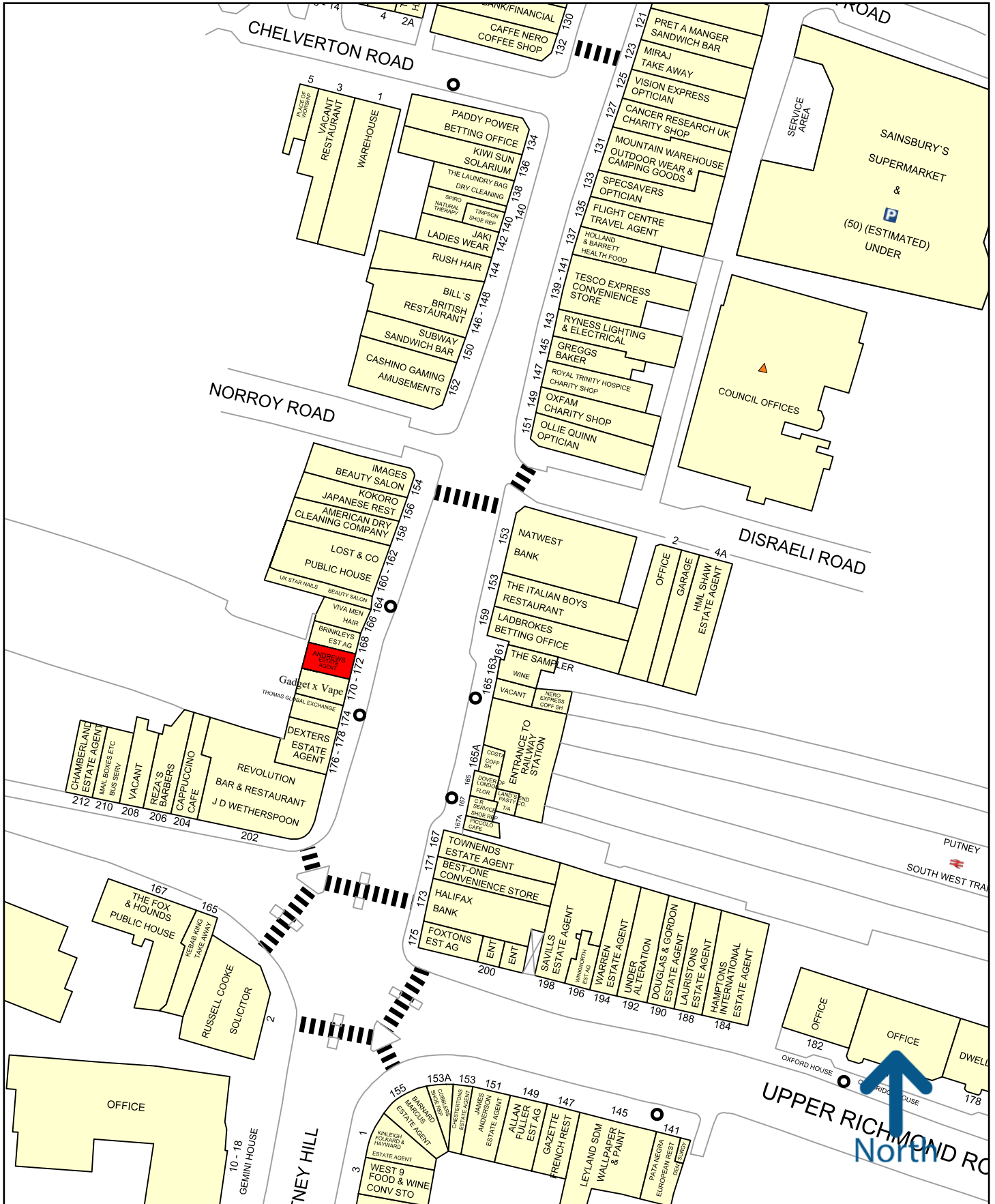
**EPC:** Available on request.

**RATES:** Rateable Value of £32,750 Rates Payable £16,080 - interested parties are advised to make their own enquiries with the Valuation Office Agency. Potential occupiers stand to benefit from a one third discount on the rates bill from April 2019.

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IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



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