

New lease available - Class E use
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: Rent on application.

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 Class E use - offering flexible use between previous use classes including A1, A2, B1, D1 & D2.

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

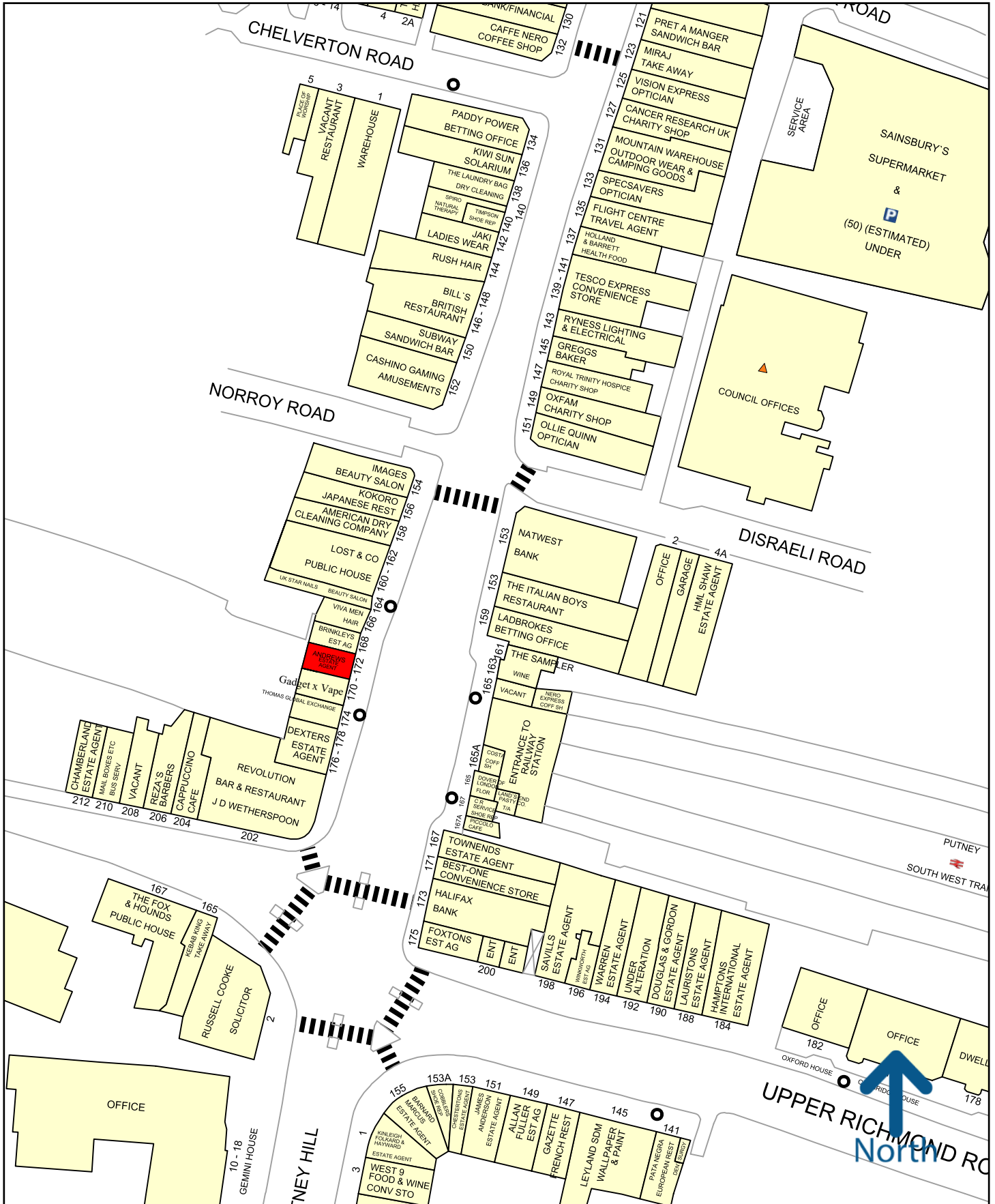
EPC: Available on request.

RATES: Rateable Value: £32,750 Rates Payable: £16,080- the property will benefit from 100% rates relief for the full tax year to April 2021.

**BLACK
STANNILAND**

Contact: Jamie Stirling-Aird
Tel: 0207 526 2010
Mob: 0780 307 6502
Email: jstirlingaird@blackstanniland.com
Web: www.blackstanniland.com

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



50 metres

