

## RETAIL UNIT TO LET



### LOCATION

The property is located on Lower Richmond Road, Putney.

The retail unit is surrounded by numerous independent boutiques, cafes and restaurants.

A Sainsburys petrol station and the famous Half Moon Public House are also closeby.

Putney town centre is a short distance.

### DESCRIPTION

The property comprises an A1 retail premises with character wooden shop front. The property has been fully refurbished to a high standard.

There are 2 stores, a kitchen and WC. There is also access to a garden area.

### ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor 36.4 sq m 392 sq ft

TOTAL 36.4 SQ M 392 SQ FT

### TENURE

Available on a new lease for a term by arrangement.

### RENT

£19,500 per annum exclusive.

### BUSINESS RATES

The unit has a rateable value of £8,800. The poundage rate is 0.493 giving rates payable of £4,338.4 per annum. As the rateable value is under the threshold any occupier should be able to apply for small business rate relief possibly giving zero rates payable. Applicants should make there own enquiries at the VOA.

### ENERGY PERFORMANCE RATING

Energy Rating: TBC

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

For further information please contact:

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**Size: 392 sq. ft (36.4 sq. m)**  
**Rent: £19,500 per annum**

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