

CLASS E

PUTNEY

160-162 HIGH STREET

Description

Putney is an affluent location within the London Borough of Wandsworth. The premises are immediately opposite Putney Train Station.

The premises occupy a prominent, highly visible position on Putney High Street. The unit is in close proximity to **Itsu, Black Sheep Coffee, Greggs, Starbucks** and **Tesco**.

The unit benefits from a gaming license. Further details available on application.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors, providing the following approximate areas:

Ground Floor	2,028 sq. ft.	(188.41 sq. m)
First Floor	970 sq. ft.	(90.12 sq. m)

Lease

The premises are available on new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£120,000

per annum exclusive.

Service Charge

Further information available on request.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£88,300
UBR (25/26)	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of B 31. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Sophie Marich **07375 625623**
sophie.marich@greenpartners.co.uk

Subject to Contract

Putney (160-162 Putney High Street)

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