

INVESTMENT FOR SALE

33.65 SQ M (362 SQ. FT) APPROX.

76 LOWER RICHMOND ROAD, PUTNEY, LONDON SW15 1LL

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **VIRTUAL FREEHOLD INVESTMENT**
- **NEW 10 YEAR LEASE TO CHESTERTONS GLOBAL LTD**
- **CURRENTLY LET AT £17,500 PER ANNUM**
- **RENT REVIEW 2021**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

76 LOWER RICHMOND ROAD, PUTNEY, LONDON SW15 1LL

LOCATION

The property is located in on the north side of Lower Richmond Road, close to its junction with Gladwyn Road in Putney, South West London. The property benefits from pay and display customer parking at the front and on Gladwyn Road.

The property forms part of an established busy local parade with high footfall and is located approximately 550m from all the amenities of Putney High Street and less than 280m from the River Thames. There is a Sainsbury's Local opposite the property with other nearby occupiers including estate agents, local cafes, Half-Moon pub and restaurants. Putney Bridge Underground Station is within walking distance to the East.

DESCRIPTION

The property comprises the ground floor only of a three storey, mid terraced, period building which provides an estate agents office. The unit is newly refurbished and it is a rare opportunity to acquire a shop in this affluent area. We understand the tenant will be fitting out the property shortly.

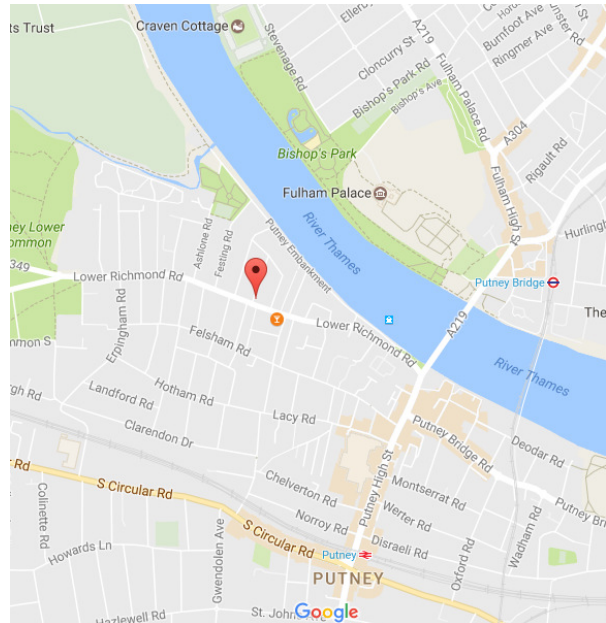
ACCOMMODATION

The ground floor has an approximate gross internal floor area & dimensions of:

Gross Frontage	5.25 m (16' 10")
Net Frontage	3.75 m (12' 4")
Shop Depth	9.3 m (30' 6")
Built Depth	10.6 m (34' 9")
Ground Floor	33.65 sq m (362 sq ft)

ENERGY PERFORMANCE RATING

A copy of the certificate is available on request.



TENURE

Virtual Freehold (999 years from completion) at a peppercorn ground rent subject to the occupational lease to Chestertons Global Ltd (t/a Chestertons Estate Agents) for a term of 10 years from 12th July 2016. The current rent is £17,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring terms. There is a tenant break option at the end of the seventh year, on 6 months notice.

PRICE

Offers Over £299,500

VAT

We have been advised that VAT is not payable on this transaction

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
020 8977 2204
matt@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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