

GROUND FLOOR & BASEMENT RESTAURANT TO LET NIL PREMIUM - PUTNEY



296-298 UPPER RICHMOND ROAD, PUTNEY, LONDON, SW15 6TH

- Fronts busy pitch, surrounded by a mixture of commercial and residential uses
- Situated less than 350 metres from Putney Station
- Fully fitted ground floor and basement restaurant
- Licenced to sell alcohol from 10:00am until 11:00pm on Monday to Saturday

[STREET VIEW](#)

TO LET ON A NEW LEASE – NIL PREMIUM
RENT £80,000 PER ANNUM (+VAT IF APPLICABLE)
SUBJECT TO CONTRACT Sole Letting Agent
[LonL641](#)

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Location

The property is situated within the London Borough of Putney approximately seven miles southwest of central London. It fronts Upper Richmond Road (A205) near its busy intersection with Putney High Street. The immediate area comprises a mixture of commercial uses and residential accommodation. Putney Railway Station lies less than 350 metres to the east and East Putney Underground Station lies circa 750 metres to the south east.

A location plan is attached.

Description

The unit is set out over ground floor and basement of a five-storey building with residential upper parts. The ground floor trading area is largely open plan, fitted with a single bar servery with commercial kitchen. External access to the rear courtyard lies at the rear of the ground floor. The basement provides access to the male and female customer wc's and various storage areas and an office space. A set of floor plans are attached.

We have been advised that the approximate gross internal areas are as follows:-

Ground Floor	176 sq m (1,900 sq ft)
Basement	<u>132 sq m (1,424 sq ft)</u>
Total	308 sq m (3,324 sq ft)

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 10:00 am until 11:00 pm on Monday to Saturday and from 12:00 am until 11:30 pm on Sunday.

Rating Assessment

The property is listed as a 'Restaurant and Premises' with a rateable value of £74,500, with effect from 1st April 2023.

Basis of Letting

New lease available, rent £80,000 per annum, (VAT may be payable in addition to the rent).

Viewings & Further Information

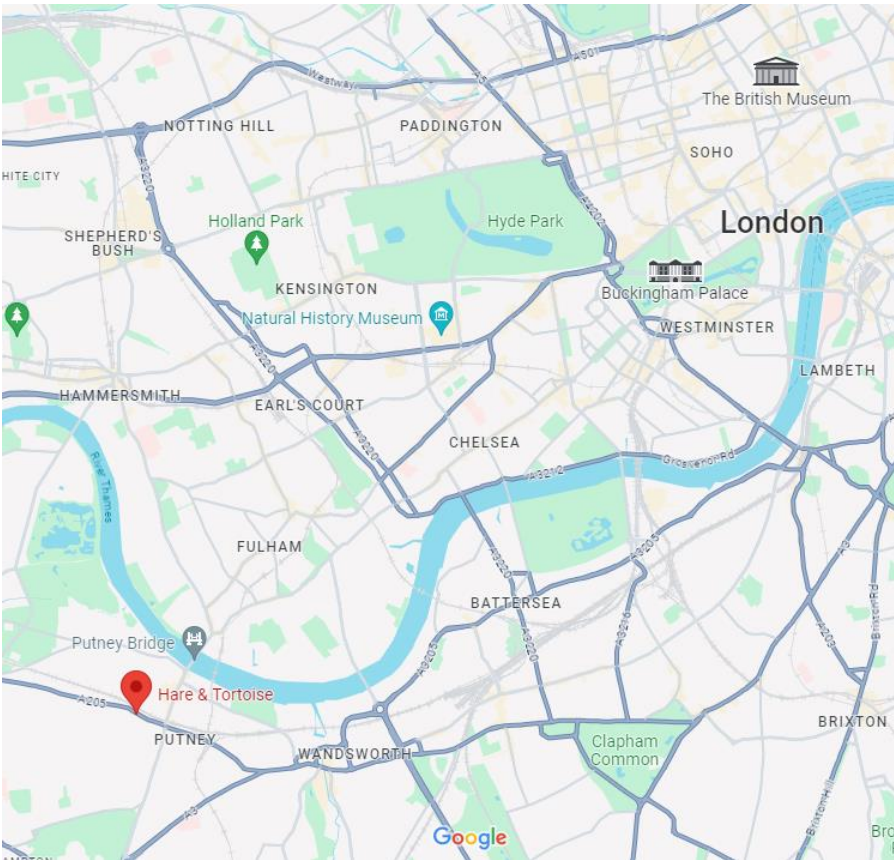
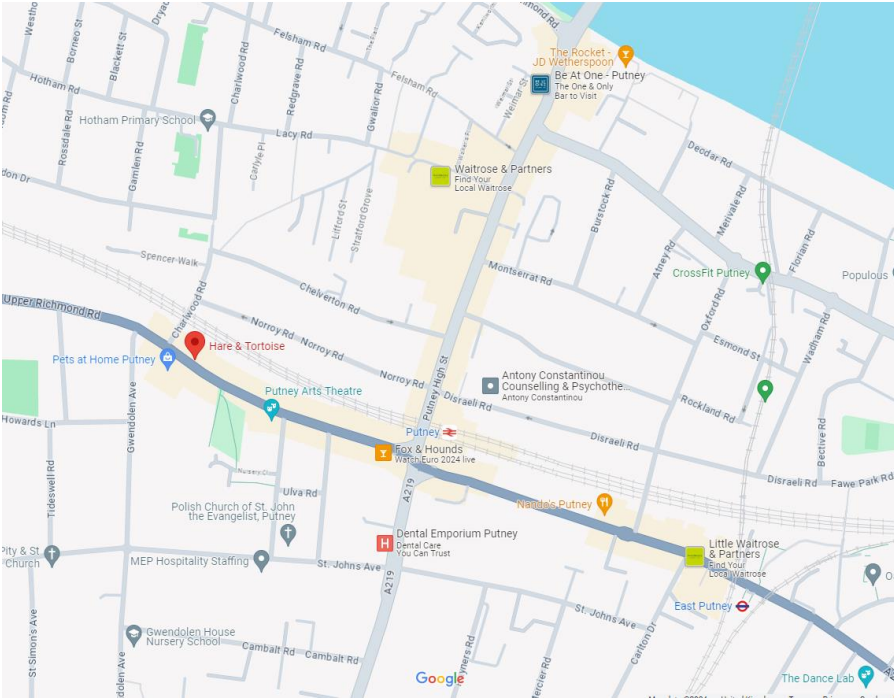
The business is currently open and trading, a 'discreet' customer inspection is recommended in the first instance. On no account should you engage with the staff, management or customers regarding this new letting opportunity.

For further information or to arrange a viewing, please contact Panayiotis Themistocli on either Tel: 07973 856 232 or Email: panayiotis.themistocli@agg.uk.com.

EPC

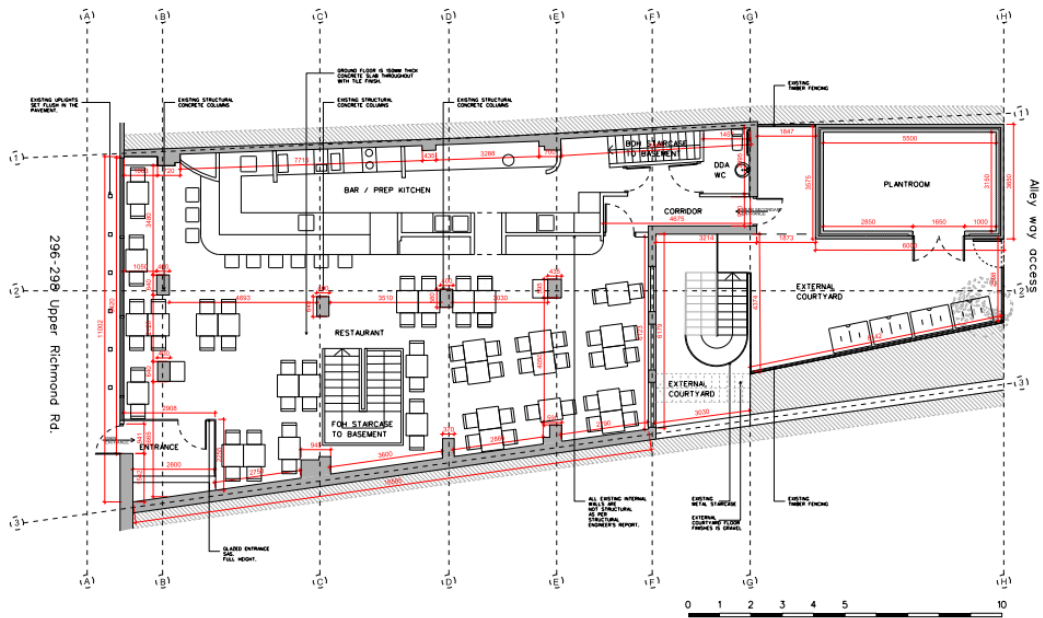
An EPC has been requested and will be made available in due course.

Location Plans



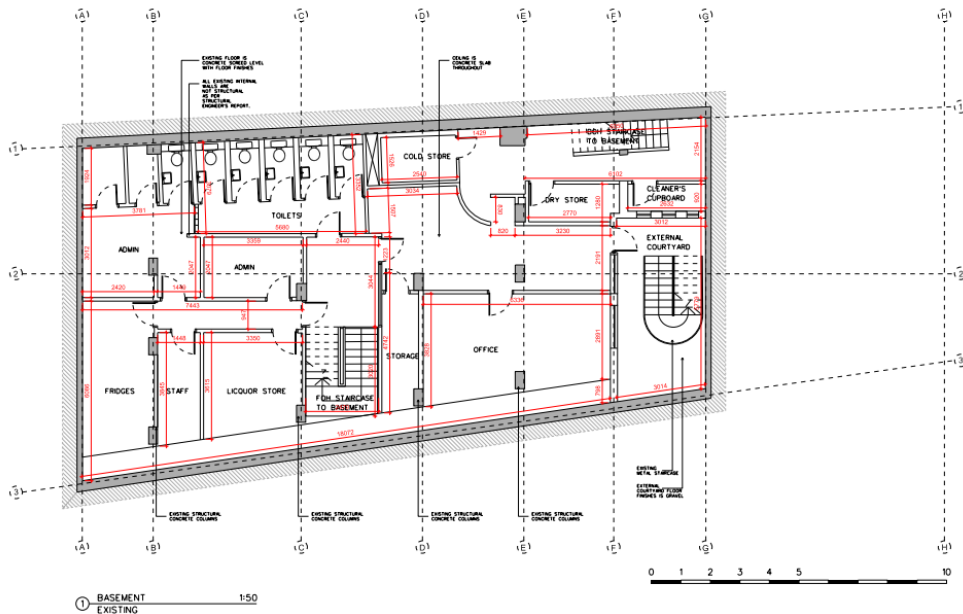
Source: Google Maps. Not to scale - Provided for indicative purposes

Floor Plans



① GROUND FLOOR EXISTING 1:50

Ground floor



① BASEMENT EXISTING 1:50

Basement

NB:- Not to scale, provided for indicative purposes only.

Additional Internal Photos

