

LATE LICENCE BAR / RESTAURANT TO LET - NIL PREMIUM PUTNEY HIGH STREET (ENTIRE BUILDING)



32 PUTNEY HIGH STREET, LONDON, SW15 1SQ

(Historic photograph taken July 2025)

- Fronts high footfall and busy vehicular route approximately 100 metres south of the River Thames
- Ground floor and first floor trading areas with first floor roof terrace trade area
- Fully fitted unit with former trade kitchen and extraction at first floor
- Licence permits the sale of alcohol until 2am Friday and Saturday
- New 10 – 20 year free-of-tie lease available, all terms to be negotiated

NIL PREMIUM

GUIDE RENT £75,000 PER ANNUM (+VAT IF APPLICABLE)

SUBJECT TO CONTRACT (Sole Letting Agents)

LonL689

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Associate Director C. Craig MSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property fronts the western side of Putney High Street (A219) near its junction with Weimar Street, approximately 100 metres south of Putney Bridge/River Thames. Nearby occupiers include:- Odeon Luxe opposite, Costa Coffee, Franco Manco, Tequila Mockingbird, KFC, Five Guys, Burger King, McDonalds, Chipotle, Wagamama, Preto Brazilian BBQ and Waitrose.

Putney Railway Station (TFL Zone 2/3) lies circa 450 metres to the south which provides frequent and direct services into London Waterloo with the fastest journey time being 16 minutes.

A location plan is attached. [Link to Google Street View](#)

Description

Terraced property arranged over three storeys above part basement beneath a parapet wall. The internal configuration of the building is as follows:-

Ground floor:	Open plan trading area decorated in a contemporary bar style, fitted with dark flooring, single bar servery, perimeter seating and a DJ booth and storage area to the rear.
First floor:	Provides a further trading area fitted with a single bar servery and terrace with heaters and awning overlooking the High Street. Cloak room, ancillary storage areas, food prep area and former trade kitchen with extraction hood.
Second floor:	Former office space comprising two rooms, shower room, wc and shower room and various ancillary storage areas. The second floor can be accessed from the first floor trading area as well as via external metal stairs.
Basement:	Provides a set of male and female customer wc's and a cold beer store.

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

Ground floor:	135 sq m (1,425 sq ft)
First floor:	105 sq m (1,130 sq ft)
Second floor:	63 sq m (678 sq ft)
Basement:	<u>60 sq m (645 sq ft)</u>
Total	636 sq m (3,878 sq ft)

According to Nimbus Maps, the building footprint and total site area are approximately:-

Building footprint:	154 sq m (1,660 sq ft)
Total site area:	158 sq m (1,700 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 permitting the sale of alcohol from 10:00am until 11:30pm Sunday to Wednesday, from 10:00am until midnight on Thursday and from 10:00am until 2:00am on Friday and Saturday. The premises licence allows for the playing of both live and recorded music.

Rating Assessment

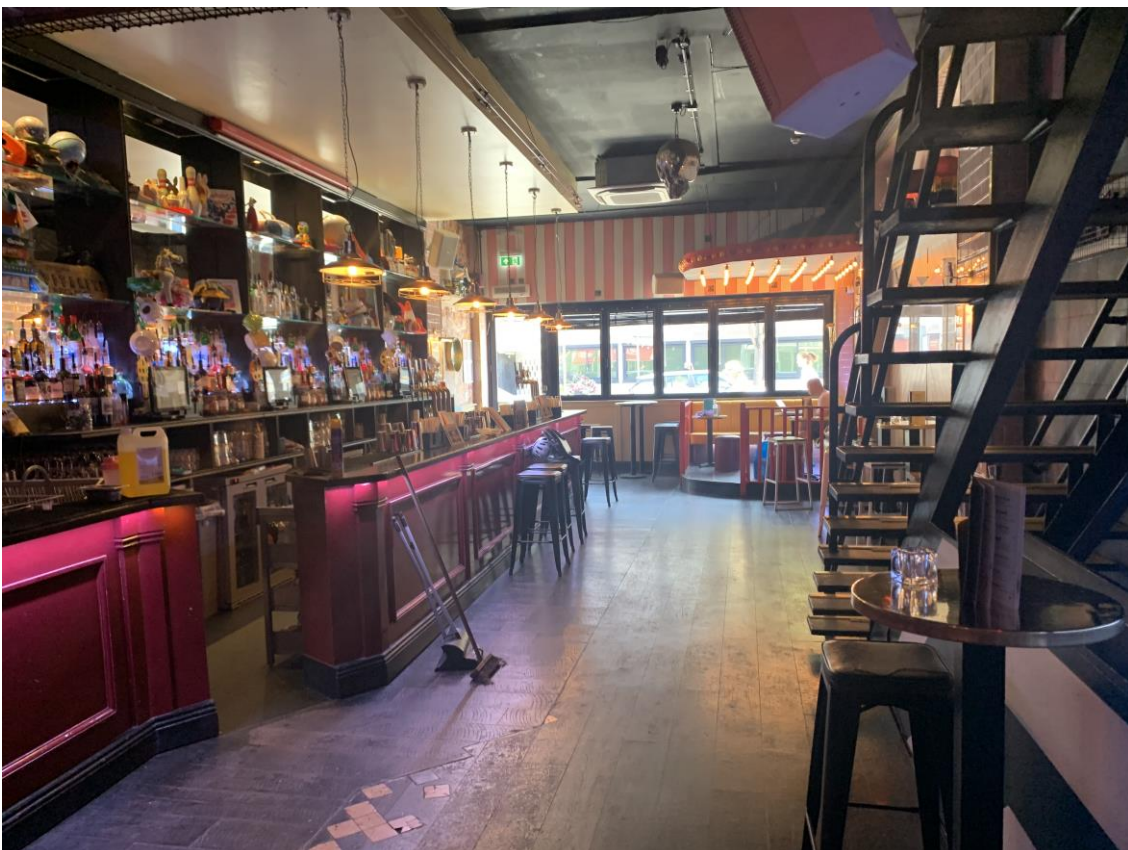
The property is listed as a 'Restaurant and Premises' with a rateable value of £72,500, with effect from 1st April 2023.

Basis of Letting

The landlord will consider granting a new 10-20 year full repairing and insuring lease, guide rent £75,000 per annum (+VAT if applicable), all terms to be agreed. Other uses may also be considered, subject to obtaining the necessary consents.

Viewings & Further Information

The business is currently closed, an external inspection is recommended in the first instance. For further information or to arrange a viewing, please contact either Panayiotis Themistocli or Michael Penfold on either Tel: 020 7836 7826 or Email: panayiotis.themistocli@agg.uk.com / michael.penfold@agg.uk.com.

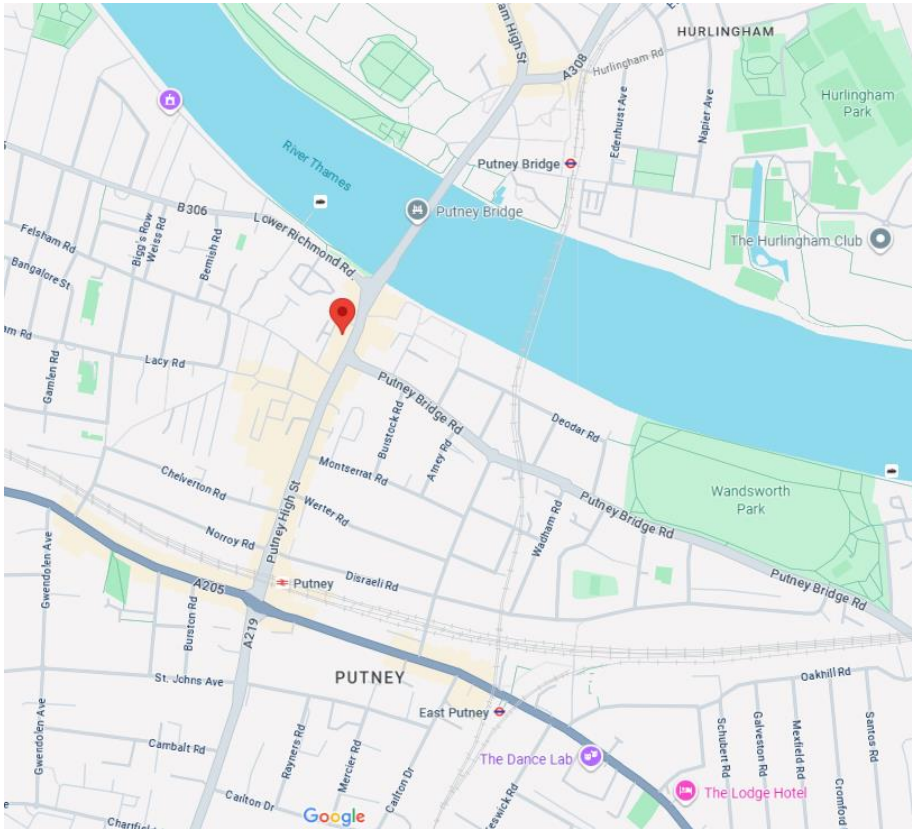


(Historic photograph taken July 2025)

EPC

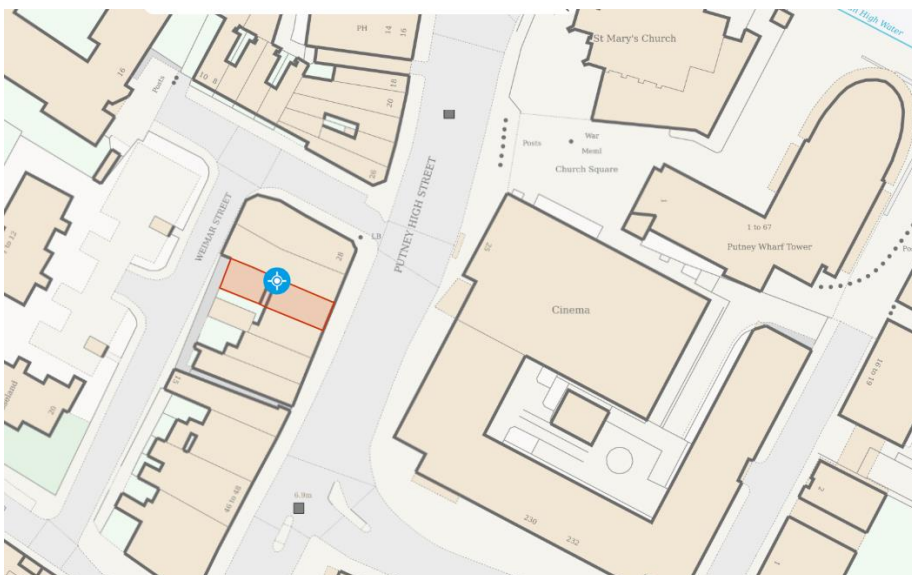
The property currently has an EPC rating of D (78) - [EPC Certificate](#).

Location Plan



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

Site Plan



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