



# PRIME CORNER UNIT PUTNEY

**153-155 PUTNEY HIGH STREET, LONDON, SW15 1RX**

## Location:

The subject property occupies a prominent corner position in the prime pitch of the busy Putney High Street.

The unit is located adjacent to Putney Station (South Western rail services), which has an average annual station usage of circa 8 million passengers per year.

Nearby multi-national retailers include Dexters, Caffè Nero, Halifax, Ladbrokes, Foxtons, Greggs, Tesco Express, Specsavers and Rush Hair amongst many others.

## Use:

The subject premises benefits from Class E planning consent.

## Accommodation:

The unit is arranged over a Ground Floor and Basement only and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>2,066 sq. ft. (191.96 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>1,758 sq. ft. (163.31 m<sup>2</sup>)</b>

## Rent:

£195,000 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

**Ryan Mylroie**

[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

**Paul Jenkins**

[paul@jenkinslaw.co.uk](mailto:paul@jenkinslaw.co.uk)

