

118 Putney High Street | London |  
SW15 1RG

## Prime Shop | To Let

### Location

Occupying a prime position on Putney High Street located near the entrance to the Putney Exchange shopping centre which is anchored by Waitrose, Sports Direct and H&M. Other nearby retailers located on the High Street include Wasabi, Holland & Barrett, Boots, Tesco, Pret a Manger, Paul, ITSU and Caffé Nero.

### Description

The property is arranged over ground and basement floors providing sales and ancillary accommodation.

### Accommodation

The shop has the following approximate dimensions and floor areas:-

Gross frontage	5.33 m	17 ft 6 ins
Internal width	4.95 m	16 ft 2 ins
Internal depth	15.50 m	50 ft 10 ins
Ground floor	94.20 Sq.m	1,014 Sq.ft
Basement	32.79 Sq.m	353 Sq.ft
<b>TOTAL</b>	<b>126.99 Sq.m</b>	<b>1,367 Sq.ft</b>

### Terms

Subject to vacant possession, the premises are available by way of a new lease, on terms to be agreed.

### Rent

£67,500 per annum exclusive plus VAT (if applicable).

### EPC

Further details available upon request. C 69.

### Rates

The Rateable Value from April 2024 is £60,500.

For rates payable please refer to the Local Charging Authority, Wandsworth Borough Council - 020 8871 6000.

### Legal costs

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



- Prime location
- Near entrance to Putney Exchange
- New lease available
- High footfall

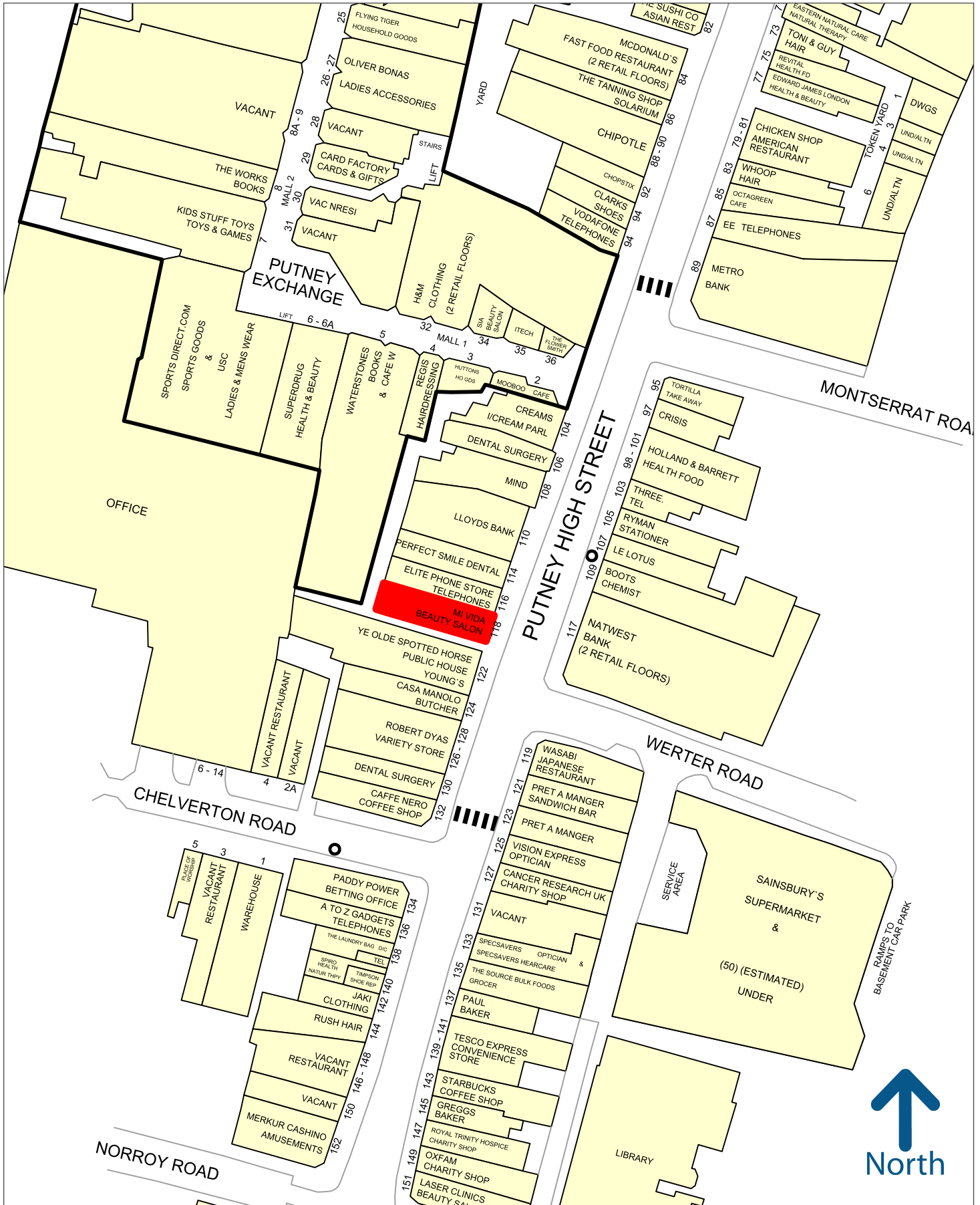
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**VIEWINGS - Strictly by appointment**

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

• Corporate structure and ownership details  
• Identification and verification of ultimate beneficial owners  
• Satisfactory proof of the source of funds for the Buyer/Funder/Lessee  
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

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