



**MIXED USE DEVELOPMENT
RETAIL & LEISURE OPPORTUNITIES**

2,000 - 4,300 sq ft

77/83 UPPER RICHMOND ROAD
EAST PUTNEY

77/83 UPPER RICHMOND ROAD, EAST PUTNEY, LONDON SW15 2TT

LOCATION

This mixed use development comprises of three retail/leisure units at the ground level, 104 residential units and an element of office space. The site is located immediately adjacent to East Putney Underground Station and on the busy A205 South Circular Road.

The area has a high residential catchment whilst also being home to a large office population and London Underground's footfall for 2009 was 5.61m. Contracts are exchanged on C3 with Waitrose for their convenience store concept and other operators in the immediate vicinity include Nando's, Pizza Express, Valentinas, Dexters and Putney Station restaurant to name a few.

ACCOMMODATION

Unit C1 External	204 sq m (2,196 sq ft) Seating to front or side	AVAILABLE
Unit C2 Winter Garden	340 sq m (3,660 sq ft) 67 sq m (721 sq ft)	AVAILABLE
Unit C3	LET	Waitrose Convenience Store

LEASE

Available by way of a new Fully Repairing and Insuring Lease for a term of 15 or 25 years.

RENT

Upon application

TIMING

Intended handover is due for the 4th Quarter 2013.

RATES

Following occupation, the premises will require re-assessment for rating purposes.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

CONTACTS

For further information please contact Joint Agents.

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