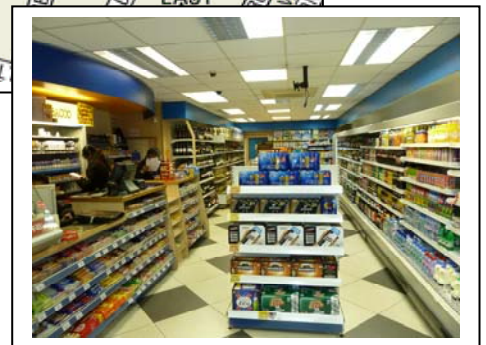
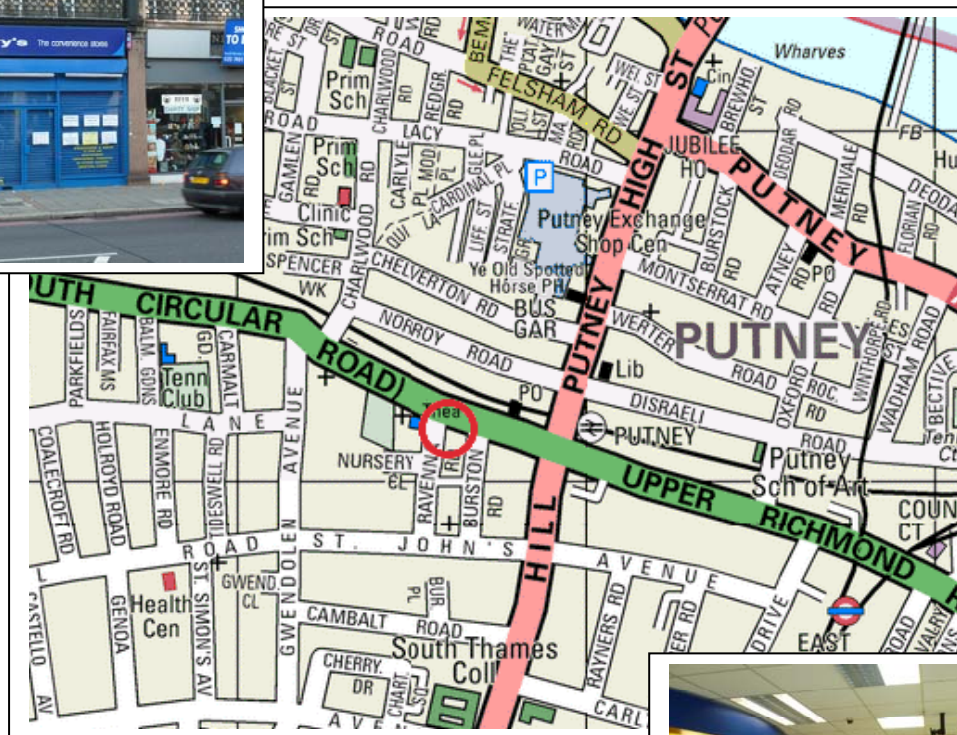


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FOR SALE/TO LET
Prominent Shop Unit fronting
South Circular Road
Within 50 m. of Putney High Street
943 sq ft (87.6 sq m)



197 Upper Richmond Road
Putney
London SW15 6SG

**197 UPPER RICHMOND ROAD
PUTNEY, LONDON, SW15 6SG**

LOCATION: The property is situated on the southern side of Upper Richmond Road West (A205 - South Circular Road) close to its junction with Gilpin Avenue. The premises are within 50 metres of Putney High Street and Putney Station and within a quarter of a mile of East Putney Tube Station.

DESCRIPTION: The shop occupies a mid terraced position. Currently a convenience store, the unit is fitted with suspended ceiling with recessed fluorescent lighting and gas-fired central heating. There is a rear pedestrian access.

ACCOMMODATION: The property comprises the following approximate areas and dimensions:

Main Retail area	943 sq ft	(87.6 sq m)
Width at frontage	18 ft 9 ins	(5.72 m)
Rear width	16 ft	(4.88 m)
Shop depth	56 ft	(17.07 m) (average)

Tenure: A new FRI lease for a term to be agreed, subject to five yearly upward rent reviews.
Rent: £25,000 per annum exclusive payable quarterly in advance or
Or for sale: £300,000.00.

Rates: Rateable Value: £19,250.
Rates payable 2011/12 rates year £8,200.50.

Legal Costs: Ingoing tenant to pay both parties' legal costs incurred.

Viewing: Strictly by appointment via sole agents Bonsors

**BONSORS
Tel. No. 020 8546 0022**

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable