

Lot 12, 105/107 High Street, Putney, London,

SW15 1SS

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Prime Freehold Retail and Residential Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Prime Freehold Retail and Residential Investment

- Two shops with three separately accessed two bed flats on upper parts
- Part let to Ryman Limited until December 2027 (no breaks)
- Adjoining shop offered vacant (with recent offer to lease) (1)
- Three large separately accessed flats above (Two let and one vacant)
- Approximately 6,161 sq ft (total)
- Close to Upper Richmond Road (South Circular A205) and Putney Train Station
- Opposite an entrance to Putney Exchange Shopping Centre
- Nearby occupiers include Boots the Chemist, Superdrug, Waitrose, Oliver Bonas, H&M, Pret A Manger, Caffè Nero, Wasabi Sushi and McDonald's

#### Lot

12

#### Auction

15th December 2022

#### Rent

£108,778 per Annum Exclusive  
plus vacant shop (1) and vacant two bed flat above

#### Sector

High Street Retail/Residential

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

1.5 miles east of Wandsworth Town, 5 miles south-west of Central London

#### Roads

A3, A205

#### Rail

Putney Station, Putney Bridge and East Putney Underground (District Line)

#### Air

London Heathrow

### Situation

Putney is an affluent and attractive suburb of South West London, approximately 1.5 miles east of Wandsworth. The property is prominently located on the east side of Putney High Street, opposite an entrance to Putney Exchange Shopping Centre, and 100 yards north of Putney Train Station. Nearby occupiers include Boots the Chemist, Superdrug, Waitrose, Oliver Bonas, H&M, Pret A Manger, Wasabi Sushi and McDonald's.

### Tenure

Freehold.

### EPC

See Legal Pack

### Description

The property comprises two shops with three separately accessed flats arranged on the first, second and third floors, accessed from High Street.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
105 Putney High Street	Ground	Retail	130.16	(1,401)	RYMAN LIMITED (t/a Ryman)	10 years from 08/12/2017	£78,500	08/12/2022
107 Putney High Street	Ground Basement	Retail Ancillary	90.02 96.71	(969) (1,041)	VACANT (1)	-	-	
105/107 Putney High Street (Flat 1)	First	Residential - 2 bed flat	78.97	(850)	AN INDIVIDUAL	Regulated Tenancy	£10,478	September 2023
105/107 Putney High Street (Flat 2)	Second	Residential - 2 bed flat	78.97	(850)	TWO INDIVIDUALS	AST 1 year from 10/03/2021 at £1,650 pcm	£19,800	
105/107 Putney High Street (Flat 3)	Third	Residential - 2 bed flat	97.55	(1,050)	VACANT	-	-	
<b>Total Area</b>			<b>572.38</b>	<b>(6,161)</b>			<b>£108,778 plus vacant shop and vacant flat</b>	

(1) The landlord is in receipt of a recent offer to lease 107 Putney High Street from Treelogy Limited at a commencing rent of £60,000 pax (subject to a 12 month rent free period) and a 3 month rent deposit. The proposed lease is for a term of 10 years with a rent review and tenant option to determine at year 5. Heads of Terms are being drawn up and will be available in the Legal Pack.

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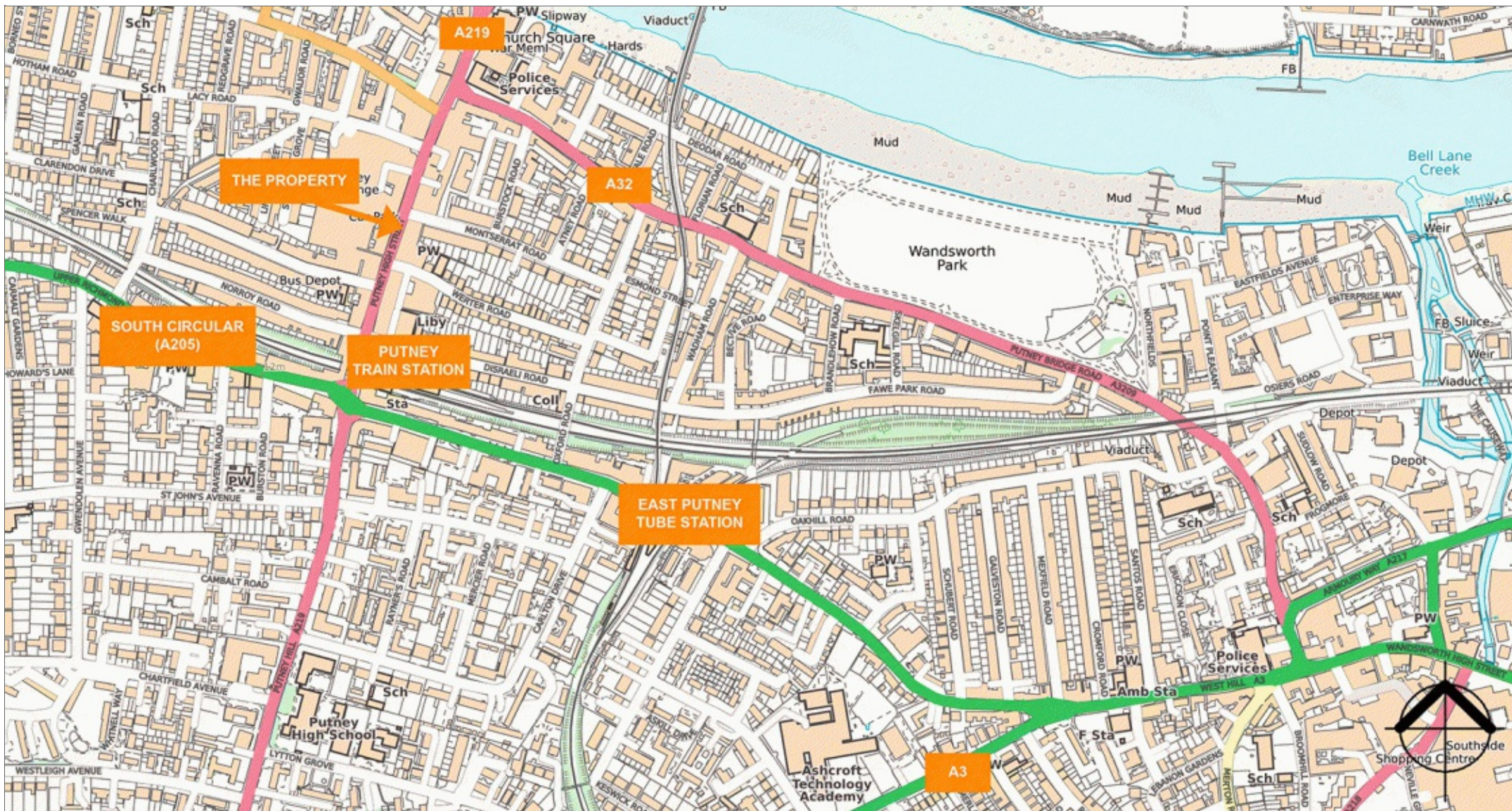




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## Contacts

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September 2020