

**Lot 3, 212 Upper Richmond Road, Putney, London,
SW15 6TD**

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Comprises an Estate Agent and 3 Residential Flats
- Estate Agent Let Until 2032 (subject to option)
- Busy and Highly Affluent South West London Suburb
- Approximately 75 Metres from Putney Station
- Neighbouring Occupiers PureGym, Sainsbury's, Nando's, Itsu, Caffè Nero, Specsavers and Pret A Manger

Lot

3

Auction

7th November 2024

Rent

£35,050 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

5 miles south-west of Central London

Roads

Upper Richmond Road (A205 South Circular Road)

Rail

Putney Station (South Western Railway), East Putney Underground (District Line)

Air

London Heathrow, City and Gatwick Airports

Situation

Putney is a highly affluent South West London suburb some 5 miles south-west of London's West End. The property occupies a prominent position on the northern side of Upper Richmond Road (A205 South Circular Road), approximately 75 metres from Putney Station and some 500 metres from East Putney Underground Station (District Line). Nearby occupiers include PureGym, Sainsbury's, Nando's, Itsu, Caffè Nero, Specsavers and Pret A Manger.

Tenure

Freehold.

Description

The property comprises an attractive four storey mixed use building with retail accommodation on the ground floor and ancillary accommodation in the basement. There are three residential flats on the upper floors that have been sold on a long lease.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Basement	Retail Ancillary	54.41 41.49	(586) (447)	INDIVIDUAL (t/a Chamberland Residential Estate Agents) (2)	10 years from 25/12/2022 (3)	£35,000	(24/12/2032)
First to Third	3 x Residential Flats	-	(-)	AN INDIVIDUAL	999 years from 13/12/2010	£50	(12/12/3009)
Total Approximate Commercial Floor Area		95.90	(1,033)			£35,050	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

(2) Chamberland Residential is a multi award winning Estate and Letting Agent located in central Putney (www.chamberlandres.co.uk)

(3) The lease provides for a tenant option to determine the lease on 05/02/2029

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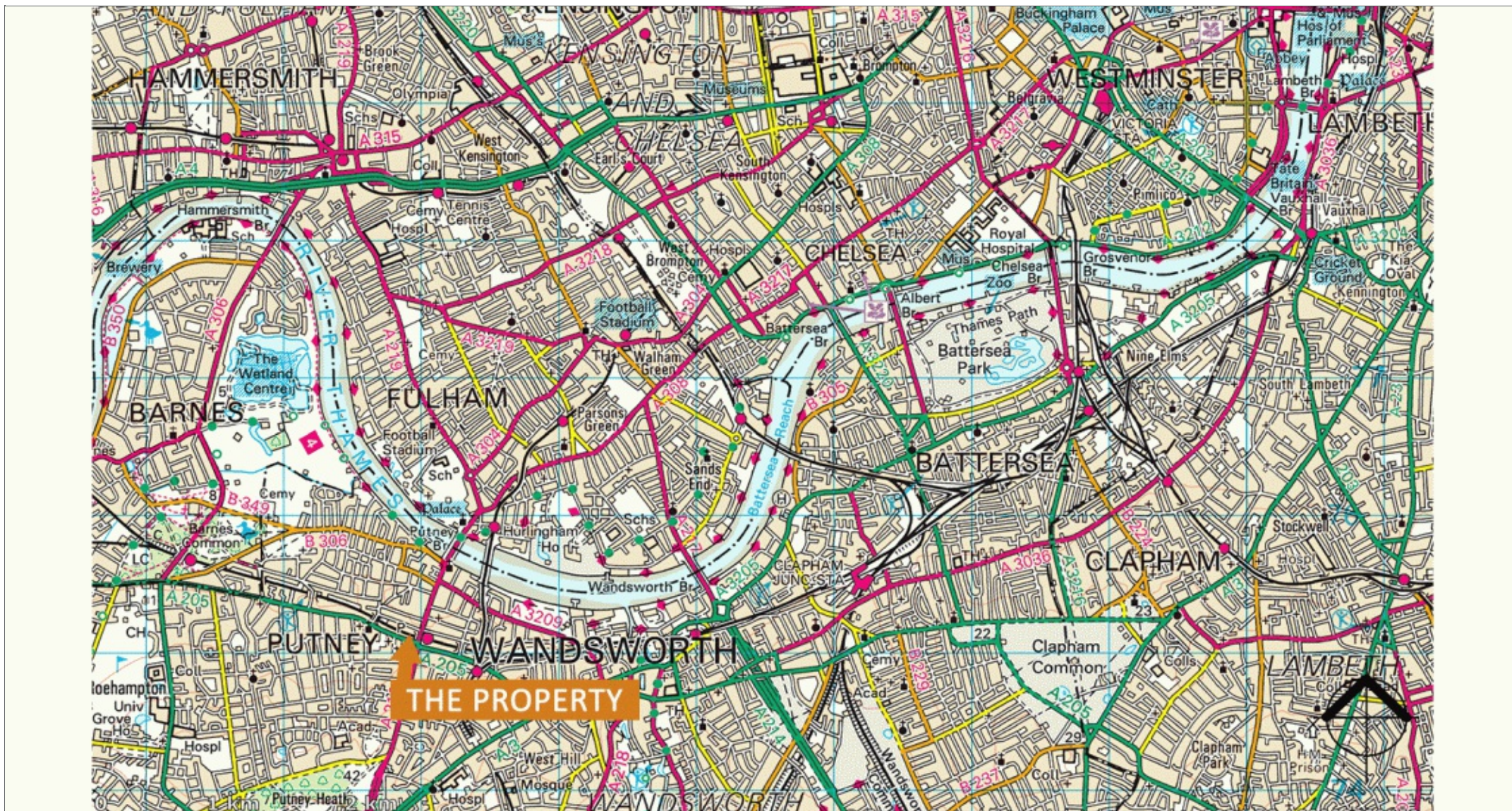
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www.acutus.co.uk

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2024