

Hooper

NAYLOR FRIEND

SMALL CATERING PREMISES **TO LET**

LOCATED FRONTING UPPER RICHMOND ROAD CLOSE TO ITS JUNCTION WITH THE A3 AT WEST HILL AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

36 UPPER RICHMOND ROAD, LONDON
SW15 2RX

LOCATION

The property is situated in a very prominent position fronting Upper Richmond Road which is a link between Wandsworth and Putney town centres. The property benefits from considerable passing vehicular traffic during the rush hour periods but there is a relatively steady flow of traffic at most times of the day including bus routes. The surrounding area is a very densely populated residential catchment which is quite affluent in nature which the parade would be in a position to service.



DESCRIPTION

The property comprises a mid-terrace premises arranged over ground and lower ground floors in a parade of similar units. The unit is relatively compact and has a good overall gross frontage making the premises highly visible.

ACCOMMODATION

Gross Frontage	4.84m	15'9
Internal Width	3.90m	12'8
Shop Depth	6.00m	19'7
Sales Area	20.90m²	225 ft² (approx)
Internal WC		
Basement	18.58m²	200 ft² (approx)

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new underlease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A3 (Catering) of the current Town and Country (Use Classes) Order, and has most recently been used for takeaway purposes. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£12,500 (twelve thousand five hundred pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.