

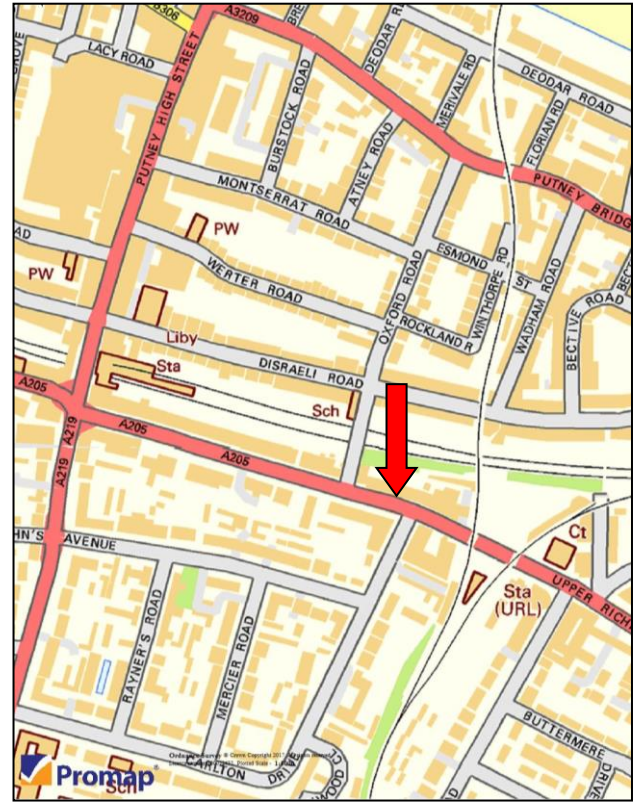


SHOP TO LET

**114 UPPER RICHMOND ROAD
PUTNEY
LONDON SW15 2SP**



ACCOMMODATION: 970 SQ. FT. (90.10 SQ. M.)



LOCATION

The property is well located, within a busy parade on the Upper Richmond Road and is within a short walk of East Putney Underground station (District Line) and a 5 minute walk from Putney Railway station with regular services to London Waterloo (15 mins.) to the north east and Kingston, Hounslow and beyond to the south west.

The property is located opposite the junction of Upper Richmond Road and Carlton Drive and has a bus stop for routes 37 and 337 directly outside.

DESCRIPTION

The property comprises a mid-terraced building consisting of retail to ground floor with basement office/storage and WC.

AMENITIES

- Prominent location close to Underground.
- Ideal for variety of A1 uses.
- Good footfall.
- National multiples nearby.
- On South Circular Road (A205)

TENURE

The property is available on a new lease on terms to be agreed.

ACCOMMODATION:

Ground Floor:	589 sq. ft. (54.68 sq. m.)
Basement Storage:	381 sq. ft. (35.42 sq. m.)
Total:	970 Sq. ft. (90.10 sq. m.)

RENT

£39,000 per annum exclusive.

VAT

The property is not elected for VAT.

EPC

E (116).

RATES

2017 Rateable value: £17,750

The 2020/2021 UBR is 49.9p in the £.

Source VOA website.

Transitional relief may be applicable. Interested parties are recommended to make their own enquiries with Wandsworth Council.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the sole agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

Energy Performance Certificate

Non-Domestic Building



114, Upper Richmond Road
LONDON
SW15 2SP

Certificate Reference Number:
0270-8929-0323-4820-5060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **116** This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	110
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	108.34
Primary energy use (kWh/m ² per year):	640.84

Benchmarks

Buildings similar to this one could have ratings as follows:

30	If newly built
89	If typical of the existing stock