

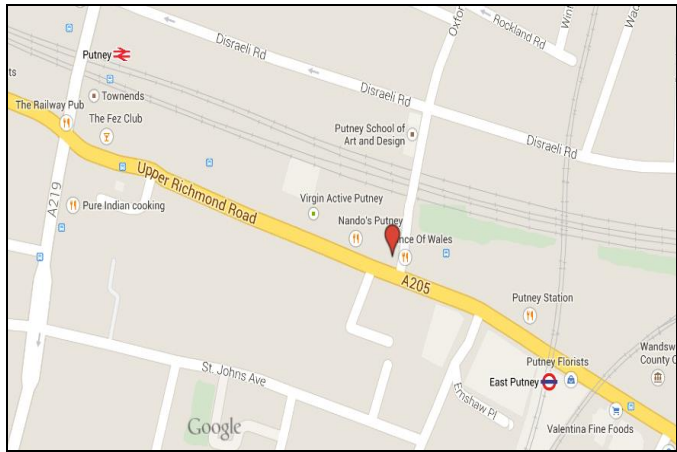
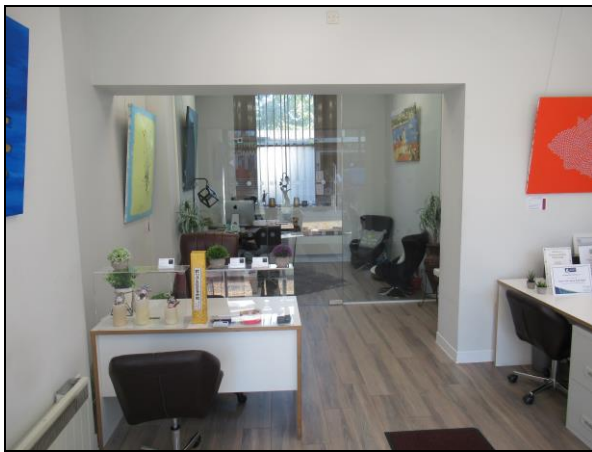
SHOP TO LET

**140 UPPER RICHMOND ROAD
PUTNEY SW15 2SW**



396 SQ. FT. (36.82 SQ. M.)

(FURTHER ACCOMMODATION MAY BE AVAILABLE)



LOCATION

The property is located on Upper Richmond Road (South Circular) at the junction with Oxford Road and close to Putney High Street.

DESCRIPTION

The property comprises ground floor shop with WC. Potential to incorporate additional space to rear.

Further details on request.

AMENITIES

- Close to East Putney Underground
- Good transport links
- 2 car parking spaces to front
- Suspended ceilings with air conditioning
- Potential extra accommodation

PLANNING

Property previously used as former Class A2. Now suitable for Class E (commercial, business and service uses).

TENURE

New lease on terms to be agreed.

ACCOMMODATION:

Total 396 sq. ft. (36.82 sq. m.)

EPC

Band D (91).

RENT

£30,000 per annum exclusive.

VAT

The property is not elected for VAT.

RATES

Rateable Value is £14,500.

No rates payable until April 2021.

Small Business Rates Relief may be available.

Interested parties are advised to make their own enquiries with London Borough of Wandsworth.

The UBR for 2020/21 is 49.9p in the £.

LEGAL COSTS

Each party to bear their own costs in this matter.

VIEWING

Strictly by appointment via the Sole Agents:-

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

**Contact: Stewart Rolfe/James Rutter
commercial@as-r.co.uk**

TEL: 020 8971 4999

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

October 2020



Energy Performance Certificate

Non-Domestic Building

140 Upper Richmond Road
LONDON
SW15 2SW

Certificate Reference Number:
0032-3022-0050-0200-7005

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

..... Net zero CO₂ emissions

91

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	45
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	137.28

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

79

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.

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