MARTIN CAMPBELL
COMMERCIAL PROPERTY CONSULTANTS

FOR SALE

Freehold Investment



Income producing mixed-use freehold

236 Upper Richmond Road

Putney, London SW15 6TG

INVESTMENT SUMMARY

- Prominent position on Upper Richmond Road (A205 South Circular), close to Putney High Street
- Ground floor and basement restaurant let to Base Face Pizza on a 15-year lease from 25 January 2024 at £40,580 pa
- Commercial lease contracted out of the relevant provisions of the Landlord & Tenant Act 1954 (Part 2)
- Five-yearly rent reviews, the next due January 2029
- Mutual breaks in January 2029 and January 2034
- First floor flat let on an AST at £2,200 pcm (£26,400 pa)
- Second and third floor flats sold on 125-year leases, producing ground rents of £400 pa
- A few minutes' walk to Putney station and East Putney Underground
- VAT not applicable

TOTAL PASSING RENT
£67,380 pa

RESTAURANT TENANT
Base Face Pizza

TOTAL FLOOR AREA
3,279 sq ft
(304.63 sq m)

PRICE
Upon application

020 8940 2266 6 Duke Street, Richmond TW9 1HP www.martincampbell.co.uk

LOCATION

Upper Richmond Road is a busy thoroughfare forming part of the South Circular Road (A205). The property is close to the junction with Putney Hill and Putney High Street, at the heart of Putney town centre.

Putney station is a few minutes' walk away, providing direct services to London Waterloo, Clapham Junction, Richmond and Wimbledon. East Putney Underground (District line) is also close by.

DESCRIPTION

The property forms part of a terrace on the north side of the road and is arranged over five floors.

The ground floor and basement trade as Base Face Pizza. The upper floors comprise three flats: the first floor flat is let on a residential tenancy, and the second and third floor flats have been sold on long leases.

ACCOMMODATION

Floor	Use	sq ft	sq m
Ground	Restaurant	1,124	104.42
Basement	Restaurant ancillary	626	58.16
First	Residential flat (let)Your text here	603	56.02
Second	Residential flat (sold on long lease)	613	56.95
Third	Residential flat (sold on long lease)	313	29.08
Total		**3,279**	**304.63**

TENANCY SCHEDULE

Accommodation	Tenant	Lease terms	Rent pa
Ground floor & basement restaurant	Base Face Pizza	15 years from 25 January 2024, expiring 24 January 2039. Five-yearly rent reviews (2029 and 2034). Mutual breaks in January 2029 and January 2034. Contracted out of the Landlord & Tenant Act 1954 (Part 2).	£40,580
First floor flat	Residential tenant	Let from 1 November 2025, originally on an AST, now a periodic tenancy, at £2,200 pcm.	£26,400
Second & third floor flats	Long leaseholders	Each sold on a 125-year lease from 14 January 2011. Combined ground rents.	£400
Total passing rent			**£67,380**

The restaurant tenant trades as Base Face Pizza and operates other branches.









FURTHER INFORMATION

Tenure	Freehold, offered for sale by private treaty.
Price	Upon application. All serious offers will be considered.
Business rates	The ground floor and basement have a rateable value of £35,250 (VOA). The tenant is liable for business rates.
VAT	Not applicable. The property is not elected for VAT.
EPC	B (45) (Commercial Unit)
Legal costs	Each party to bear their own costs.
Viewing	Strictly by prior appointment with Martin Campbell.

CONTACT



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