

TO LET

146-148 PUTNEY HIGH STREET

LONDON

SW15

- Fully Fitted & ready to trade
- 3556 sq ft
- Prime Putney High Street location
- Alcohol licence until 11pm (Monday to Sunday)
- Overground station opposite
- Quoting rent £100,000 pa



Property

Accommodation

Previously operating as a branded casual dining restaurant, the property can be offered in a fully fitted condition including:

- ✓ Fully Fitted kitchen with operational extraction system and HVAC.
- ✓ Two walk-in fridge freezers.
- ✓ Fully operational dispense cocktail with fridges in situ.
- ✓ Male, female, and disabled WCs.

Floor Areas

- ✓ Basement (kitchen) 850 sq ft
- ✓ Ground Floor 1,753 sq ft
- ✓ First Floor (WC's) 956 sq ft

TOTAL AREA 3556 sq ft

Lease Terms

The property is available by way of a new sub-lease upon terms to be agreed.

Location

- ✓ Bustling retail stretch of Putney High Street
- ✓ Putney High Street Overground Station diagonally opposite
- ✓ East Putney Underground (District Line) nearby
- ✓ Surrounded by Prets, Cafe Nero, Boots & Tesco
- ✓ Near Chipotle, Chicken Shop, Tortilla & Taco Bell



Terms

Rent

Offers are invited in the region of £100,000 per annum, subject to contract, plus VAT (if applicable).

Rates

The Rateable Value is £101,000
For verification, interested parties are advised to contact the London Borough of Wandsworth.

Energy Performance Certificate (EPC)

An EPC can be provided to interested parties upon request.

Premises Licence

The property holds a Premises Licence permitting the sale of alcohol by retail until 11 PM, Monday to Sunday. Further details upon request.

Legal Costs

Each party will bear their own legal costs associated with the transaction.



Arrange a Viewing



Strictly by appointment only, please contact:

Nick Weir

Shelley Sandzer

+44 7930 408271

nick@shelleysandzer.co.uk