

# TO LET 146-148 PUTNEY HIGH STREET LONDON SW15



## **Property**

#### **Accomodation**

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**

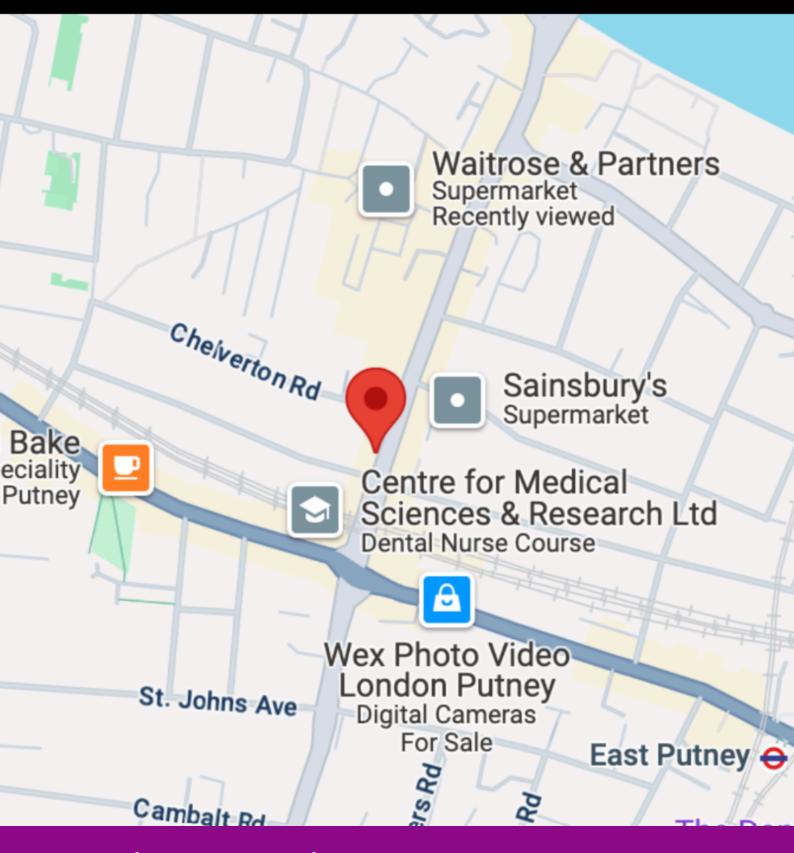
The property holds a Premises Licence permitting the sale of alcohol by retail until 11 PM, Monday to Sunday. Further details upon request.

#### **Legal Costs**

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



# Arrange a Viewing



Strictly by appointment only, please contact:

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