

236 UPPER RICHMOND ROAD, PUTNEY, SW15 6TG



SUMMARY

- 3,279 sq ft (304.74 sq m)
- Mixed Use Freehold Investment
- Main Road Location
- For Sale
- Investment
- Price: Upon Application
- The ground and basement is let on a 15 year lease from 25th January 2024, subject to 5 yearly reviews, at a rent of £40,580 pax. The tenant trades as Base Face Pizza and they have other branches.
The 1st floor flat is let on an AST from 1st November 2025 at a rent of £2,200 pcm. The flats on the 2nd and 3rd floors have been sold on 125 year leases from 14th January 2011.

AMENITIES

- Close to Putney Station
- Excellent Main Road Location
- Freehold Available
- Income Producing
- Marketable Commercial
- Mixed Use



LOCATION

Upper Richmond Road is a busy thoroughfare forming part of the South Circular Road. The property is close to the junction with Putney Hill and High Street, within a few minutes walk of Putney Station, providing direct services to Waterloo, Clapham Jct. Richmond and Wimbledon.

DESCRIPTION

The property forms part of a terrace on the north side of the road. The building is over 5 floors with the ground and basement trading as Base Face Pizza and the upper floors are 3 flats. The 2nd and 3rd floors have been sold on long leases and the 1st floor is let on an AST

ACCOMMODATION

FLOOR	SIZE
Ground floor	1,124 sq ft (104.46 sq m)
Basement	626 sq ft (58.18 sq m)
1st Floor	603 sq ft (56.04 sq m)
2nd & 3rd Floors	926 sq ft (86.06 sq m)
Total	3,279 sq ft (305 sq m)

LEASE / TERM

The ground and basement is let on a 15 year lease from 25th January 2024, subject to 5 yearly reviews, at a rent of £40,580 pax. The tenant trades as Base Face Pizza and they have other branches. The 1st floor flat is let on an AST from 1st November 2025 at a rent of £2,200 pcm. The flats on the 2nd and 3rd floors have been sold on 125 year leases from 14th January 2011.

MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

PRICE

Upon Application

RATES

We note from the VOA website that the Ground floor and Basement has a Rateable Value of £35,250.

VAT

VAT is not applicable

EPC RATING

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
020 8940 2266
r.farndale@martincampbell.co.uk

David Keates
020 8940 2266
d.keates@martincampbell.co.uk

Misrepresentation Act 1967: Martin Campbell & Co Ltd for themselves and the vendor(s) or lessor(s) of this property, whose agents they are, give notice that;

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact.
3. Any intending purchaser or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give, and neither Martin Campbell & Co Ltd nor any person in their employment has any authority or make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.

Property Ref: 4892. Date: 2026