MARTIN CAMPBELL
COMMERCIAL PROPERTY CONSULTANTS

For Sale



236 Upper Richmond Road

London, SW15 6TG

Income producing mixed-use freehold investment in Putney for sale. Comprises restaurant let to Base Face Pizza and residential uppers.

3,279 sq ft
(304.63 sq m)

- Freehold investment producing £67,380 pa
- Commercial let to Base Face Pizza at £40,580 pa
- Short walk to Putney Station
- 15 year lease from 2024, with breaks in 2029 and 2034
- 1st floor flat let on periodic tenancy producing £26,400 pa
- 2nd & 3rd floor flats sold off on 125 year long leaseholds
- 2nd & 3rd floor ground rents total £400 pa

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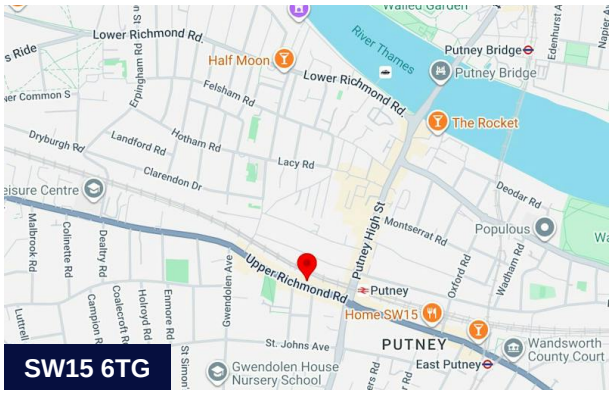
Summary

Available Size	3,279 sq ft
Price	Price on application
Rates Payable	£17,589.75 per annum Tenant liable for business rates.
Rateable Value	£35,250
VAT	Not applicable. Property is not elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)







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.

Location

Upper Richmond Road is a busy throughfare 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.

Accommodation

The property comprises a single commercial unit with residential uppers:

Name	sq ft	sq m	Availability
Ground - Restaurant	1,124	104.42	Let
Basement - Restaurant ancillary	626	58.16	Let
1st - Flat let on tenancy	603	56.02	Let
2nd - Sold off flat	613	56.95	Let
3rd - Sold off flat	313	29.08	Let
Total	**3,279**	**304.63**	

Viewings

Inspections strictly by appointment with Martin Campbell.

Terms

Freehold asset offered for sale by way of private treaty.

Tenancies

The ground and basement are let on a 15 year lease, outside the Act, to Base Face Pizza from 25th January 2024, subject to 5 yearly reviews with breaks in 2029 and 2024, at a rent of £40,580 pax. The 1st floor flat was 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.

Price for Freehold Interest

Interested parties should contact Martin Campbell for further details on the guide price. All serious offers will be considered.

Viewing & Further Information



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BASE FACE PIZZA

















