

78 Lower Richmond Road, Putney, London, SW15 1LL

DESCRIPTION

Prominent corner building arranged as ground floor retail unit with three separate flats above together with the benefit of an advertising hoarding.

TENURE

Freehold.

TENANCIES

78 Lower Richmond Road is let to James Anderson (Estate Agents) Limited by way of an effective full repairing and insuring lease until 17th July 2015. The passing rent of £14,250 pa is subject to an upwards only rent review in July 2010.

The advertising hoarding is let to Maiden Outdoor Advertising Limited until 27th September 2011. The Landlord can determine the lease at anytime upon 12 months notice. The Tenant can determine the lease at any time upon six month's notice to expire on a quarter day. The rent is £1,500 pa.

The three flats are let by way of three separate leases until 24th December 2112. The rent for each flat of £100 pa doubles in 2012 and 25 yearly thereafter.

The total passing rent is £16,050 pa.

TENANT

James Anderson (Estate Agents) Limited started trading in 1991 and now have six offices within Barnes, East Sheen and Putney. For more information, please go to www.jamesanderson.co.uk

AREAS

Floor	Use	m ²	ft ²
Ground	Zone A	22.25	239.54
	Zone B	6.44	69.30
	Total	28.69	308.84
	ITZA	25.47	274.16

JONES NORRIS ADAMS
PROPERTY CONSULTANTS



Freehold Investment for Sale

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LOCATION

Putney is an affluent residential area and commercial centre. It lies seven miles south west of Central London. Lower Richmond Road runs from Putney High Street (A219) to Rocks Lane (A306).

SITUATION

The property is in a prominent corner position on the north side of Lower Richmond Road at its junction with Gladwyn Road. It is within 500 metres of Putney High Street. The property is situated within a shopping parade comprising mainly specialist retailers. It is opposite a Sainsbury's Local and petrol filling station.

TRANSPORT

Putney has a mainline railway station providing regular services into London Waterloo station. The nearest Underground Stations are at Putney Bridge and East Putney which provide District Line Services. Numerous bus routes serve Lower Richmond Road and Putney High Street.

PROPOSAL

We are instructed to seek offers above £195,000 for our client's freehold interest in the property.

VAT

The property has not been elected for VAT.

VIEWING

Strictly by appointment with Ian Norris at the sole selling agents Jones Norris Adams, 23 Barrett Street, London, W1U 5BF
Email: info@jnaproperty.com **Telephone:** 0207 491 0207

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1. These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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7. Details prepared November 2008.



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