

# London SW15

## 54 Lower Richmond Road Putney SW15 1JT

- Well Located Freehold Restaurant and Residential Investment
- Affluent South West London suburb
- Ground floor and basement restaurant
- Includes first and second floor three bed maisonette separately let on an Assured Shorthold Tenancy
- Shop Reversion 2017
- Total Current Rents Reserved **£41,400 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**

The affluent London suburb of Putney is located adjacent to the River Thames and less than 5 miles south-west of Central London. The Upper Richmond Road (A205, London South Circular) and Putney High Street (A219) meet in the town centre. Putney benefits from both Mainline and London Underground (District Line) rail services providing direct access to Central London and Waterloo in approximately 15 minutes.

The property is situated in a prominent end of terrace position on the north side of Lower Richmond Road between its junctions with Glendavon Road and Ruvigny Gardens opposite The Half Moon Public House.

Other occupiers close by include a Sainsbury's Local convenience store, KFH Estate Agents and filling station, together with a broad range of local occupiers.

**Description**

The property is arranged on basement, ground and two upper floors to provide a ground floor restaurant with basement stores together with a self-contained three double bedroom maisonette with private decked roof terrace above, which is separately accessed from the western side of the building off Spring Passage, a pedestrianised walkway.

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Energy Performance Certificate**

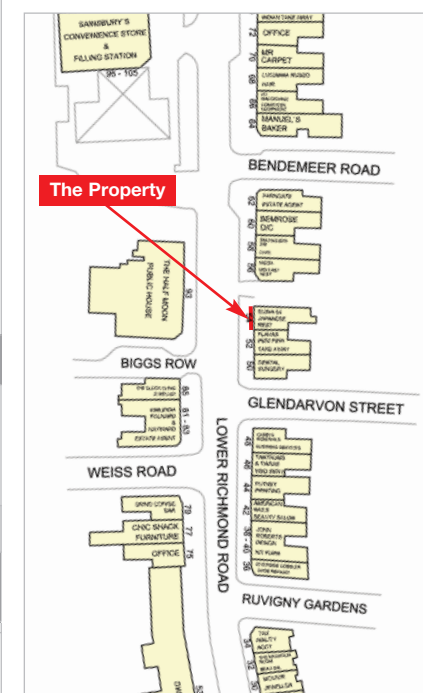
Shop EPC Rating 88 Band D (Copy available on website).

Flat EPC Rating 75 Band C (Copy available on website).

**Viewings**

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day.

In the subject box of your email please enter **Lot 76 London SW15.**



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground	A, G & C McKay (t/a Sushi 54) with AGA	Gross Frontage 7.95 m (26' 1") Net Frontage 7.25 m (23' 9") Shop & Built Depth 13.55 m (44' 6") Basement 19.10 sq m (206 sq ft) Ground Floor 68.70 sq m (740 sq ft)	12 years and 20 days from 09.09.2005 Rent review every 4th year Effectively FR & I	£18,000 p.a.	Reversion 2017
First and Second	Individual/s	First and Second Floor Maisonette – Four Rooms, Kitchen and Bathroom and Roof Terrace	1 year Assured Shorthold Tenancy from 31.06.2015	£23,400 p.a.	Reversion 2016

**Total £41,400 p.a.**