

# London SW15

## 138 Putney High Street

### Putney

#### SW15 1RR

- **Freehold Shop and Residential Investment**
- Comprising a shop and a self-contained maisonette (sublet)
- Let on an overriding lease expiring 2020
- Potential to extend into attic and at rear subject to consents (1)
- Located within 100m of Putney Rail Station
- Opposite a Tesco Express, Specsavers and Pret a Manger
- No VAT applicable
- Current Rent Reserved  
**£65,000 pa**

On the Instructions of  
**WESLEYAN**



**Tenure**  
Freehold.

### Location

Putney is an affluent South West London suburb, lying alongside the River Thames some 6 miles from Central London. The area benefits from good communications, via the A219 and A205 (South Circular), with several bus routes and the District Line at Putney Bridge Underground Station.

This property is located within 100 metres of Putney Rail Station (London Waterloo, 15 minutes) and 520 metres from East Putney Underground Station (District Line) on Putney High Street, the area's main retail thoroughfare, opposite Tesco Express, Specsavers and Greggs.

Other occupiers close by include Pret a Manger, Vision Express, Caffè Nero, Bill's Restaurant and a Sainsbury's supermarket, amongst many others.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop, a separate kiosk to the front and a self-contained basement which is presently used for storage and is accessed from the rear. The upper floors provide a self-contained maisonette which is accessed from the rear.

The property provides the following accommodation and dimensions:

Shop	50.35 sq m	(542 sq ft)
Kiosk	5.50 sq m	(59 sq ft)

Basement 43.15 sq m (464 sq ft)  
First and Second Floor Maisonette – 4 Rooms, Kitchen, Bathroom

Maisonette not inspected by Allsop.

### Tenancy

The entire property is at present let to RUNCLEAN LIMITED (t/a The Laundry Bag) for a term of years from 13th July 2010 to 23rd June 2020 at a current rent of £65,000 per annum. There is a rent review on 24th June 2017 which is outstanding and the lease contains full repairing and insuring covenants.

NB. We are informed by the Vendor that the maisonette has been sub-let on Assured Shorthold Tenancies. The kiosk is also sublet by licence and contains a mutual rolling break.

### Planning (1)

There may be potential to extend the accommodation into the attic or at the rear of the property, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to Wandsworth Planning Authority ([www.wandsworth.gov.uk](http://www.wandsworth.gov.uk)).

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.