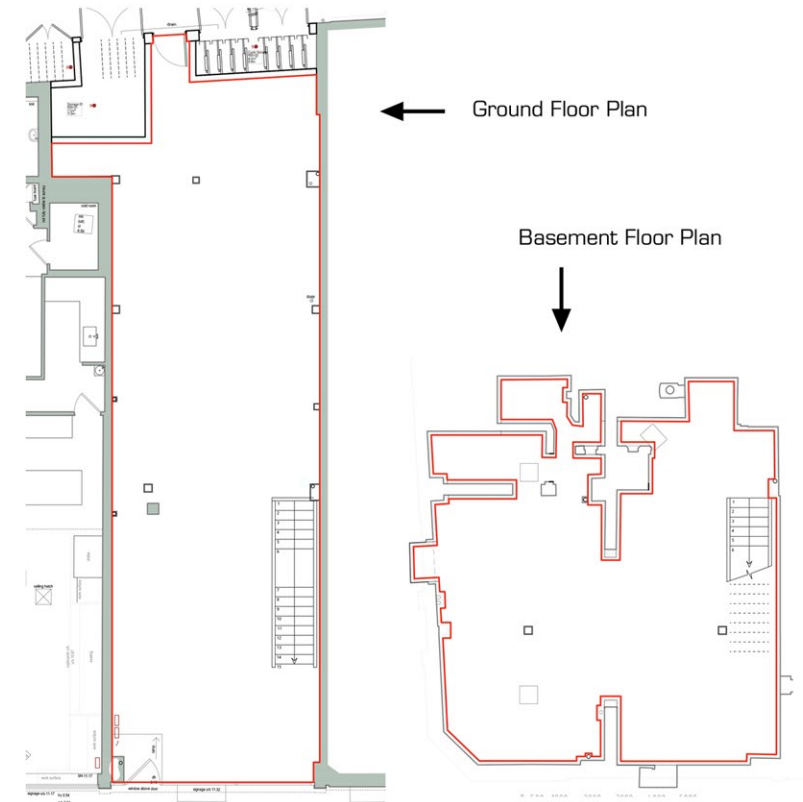


Prime Location Shop In Newly Redeveloped Building on Putney High Street



97 Putney High Street, London SW15 1SS

Located moments from Putney Station which is on the main stretch of the affluent neighborhood by Putney High Street next to operators such as Tortilla, Holland & Barrett, Boots, Metro Bank, McDonalds and Caffe Nero to name a few.

The shop is also located immediately opposite the Famous Exchange Shopping centre that house H&M, Tiger, Costa and many other popular brands.

Premises

The premises are currently in developers shell condition with all relevant services in situ ready for the tenants fit out.

Lease

The property is available by way of a new FRI lease direct from the landlord for 10 or 15 years, incorporating 5 yearly rent reviews.

Floor Areas

Basement	1080 ft ²	(100 m ²)
Ground	1450 ft ²	(135 m ²)
=====	=====	=====
Net Area:	2530 ft ²	(235 m ²)

Rent

£97,500 per annum exclusive of rates and all other outgoings.



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