

lot 39

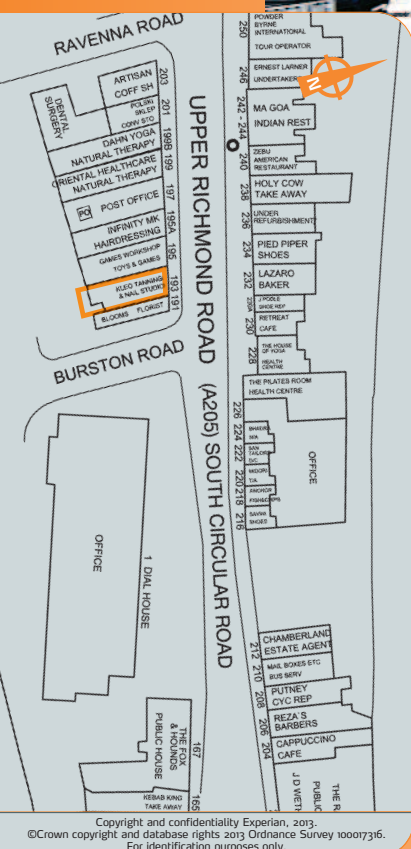
# 193 Upper Richmond Road Putney, London SW15 6SG

Rent  
**£30,000**  
per annum  
exclusive

Freehold Retail and Residential  
Investment

- Affluent and fashionable south-west London riverside suburb
- Busy position on the important South Circular Road (A205)

- Attractive building close to Putney Mainline Station and East Putney Underground Station



## Location

Miles: 6 miles south-west of Central London  
1 mile north of Wimbledon Common  
Roads: A3, A219, A205 (South Circular Road)  
Rail: Putney Railway Station, East Putney (District)  
Air: London Heathrow Airport, London City Airport

## Situation

Putney is an affluent and fashionable south-west London suburb. The location benefits from being immediately south of the River Thames and close to Putney Heath and Wimbledon Common. The property is prominently located on the south side of the major Upper Richmond Road (South Circular Road, A205), which is an arterial route between Wandsworth and Richmond and next to its junction with Burston Road. Putney High Street and Mainline Station is some 160 metres to the east.

## Description

The property, an attractive period building, comprises a ground floor retail unit with two self-contained residential flats on the first and second floors. The flats are separately accessed from Burston Road.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	77.00 sq m (829 sq ft)	<b>INDIVIDUAL (t/a Kleo Beauty Nails Tanning)</b>	12 years from 21/08/2009 on a full repairing and insuring lease	£30,000	21/08/2018 (21/08/2021)
First	Residential	Not Measured	<b>INDIVIDUAL</b>	189 years from 15/10/1990 (1)	Peppercorn	
Second	Residential	Not Measured	<b>INDIVIDUAL</b>	189 years from 16/10/1990 (1)	Peppercorn	
<b>Total Commercial Area</b>		<b>77.00 sq m (829 sq ft)</b>			<b>£30,000</b>	

(i) The seller has served a notice on the residential tenants pursuant to Section 5b of the Landlord & Tenant Act 1987.

## For further details please contact:

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## Associate Auctioneers:

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## Buyer's Legal Report Service

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## Seller's Solicitors:

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