

# Lot 17

£95,000 per annum  
exclusive

248/250 Upper Richmond Road,  
**Putney, London SW15 6TG**

Newly Refurbished Office Investment



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Office/Ancillary	196.91 sq m	(2,120 sq ft)	PB	10 years from	£95,000	2024
Lower Ground		189.56 sq m	(2,040 sq ft)	INTERNATIONAL TRAVEL LIMITED t/a Powder Byrne (1)	completion of the sale on a full repairing and insuring lease (2)(3)		(2029)
<b>Total Commercial Area</b>		<b>386.47 sq m</b>	<b>(4160 sq ft)</b>			<b>£95,000</b>	

- (1) Powder Byrne has been creating bespoke luxury ski holidays since 1985. For the year ending 30th April 2018, PB International Travel Limited reported a total net worth of £519,491 and is rated by Experian as "Low Risk" (Source: Experian Group 07/01/2019). PB International Travel Limited is licensed and financially regulated by the Civil Aviation Authority (CAA).
- (2) Part of the lower ground floor of the property is occupied by a related company (see legal pack for details).
- (3) The lease provides for a tenant option to determine the lease on the 6th anniversary of the term.

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### Key Details

- Let to PB International Travel Limited t/a Powder Byrne
- In occupation since 1999
- VAT free investment
- Busy and highly affluent South West London suburb
- Approximately 150 metres from Putney Station
- Neighbouring occupiers include PureGym, Sainsbury's, Nando's, Savills, Revolution, Caffè Nero and Halifax

### Location

- Miles:** 5 miles south-west of Central London  
**Roads:** Upper Richmond Road (A205 South Circular Road)  
**Rail:** Putney Station (South Western Railway) East Putney Underground (District Line)  
**Air:** London Heathrow, City and Gatwick Airports

### Situation

Putney is a highly affluent South West London suburb some 5 miles south-west of London's West End. The property occupies a prominent position on the northern side of Upper Richmond Road (A205 South Circular Road), approximately 150 metres from Putney Station and some 650 metres from East Putney Underground Station (District Line). Nearby occupiers include PureGym, Sainsbury's, Nando's, Savills, Revolution, Caffè Nero and Halifax, amongst others.

### Description

The property comprises highly specified, air-conditioned, self-contained office accommodation on the ground and lower ground floors. The property forms part of a larger building with 6 residential flats on the upper floors.

### Tenure

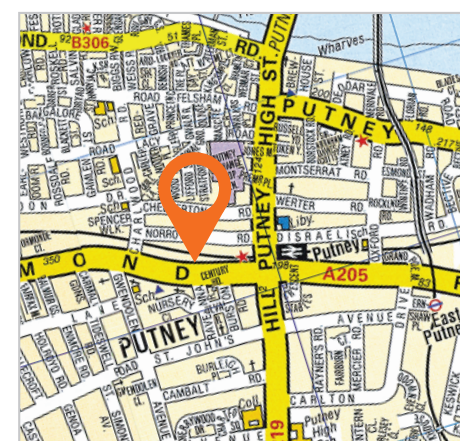
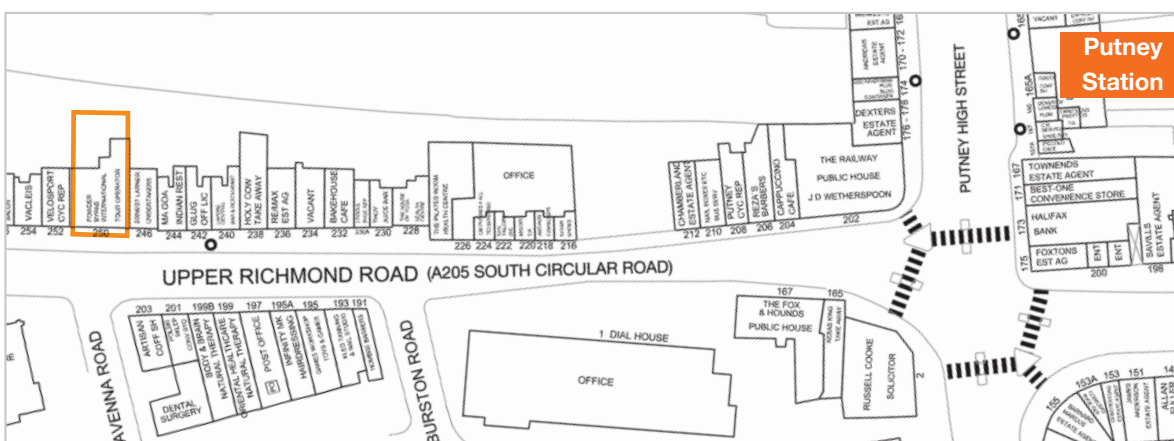
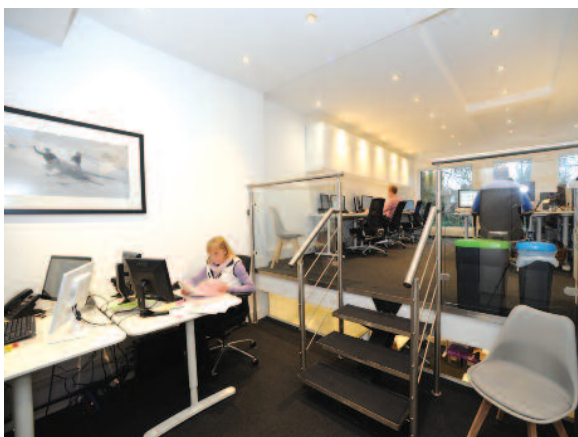
Virtual Freehold – held for a term of 999 years from completion of the sale. The Freehold interest may be available by separate negotiation.

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

Band C. See the legal pack at [acuitus.co.uk](http://acuitus.co.uk)



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