



### Location.

East Putney is a London Underground station on the Wimbledon branch of the District line. It is between Putney Bridge and Southfields, between Travelcard zone 2 and 3. Passenger footfall at East Putney was 5.9 million in 2015.

### Description

The unit is centrally situated on the station forecourt, located directly in front of the station entrance on Upper Richmond Road. The unit benefits from two entrances: one facing the entrance into the station, the other facing Upper Richmond Road. There is ample display space outside of the unit which an ingoing tenant can make use of. The shop benefits from water, drainage and 32 amp single phase power.

### Lease

The shop is available by way of a new temporary 6 month or 12 month licence contracted outside of the Landlord and Tenant Act 1954.

### EPC

An EPC has been requested from the landlord and will be provided in due course.

### Accommodation

|                    |             |           |
|--------------------|-------------|-----------|
| Ground Floor Sales | 47.73 sq ft | 4.62 sq m |
|--------------------|-------------|-----------|

### Legal Costs

Each party is to be responsible for their own legal costs

### Rent

The rent payable to be the higher of an agreed base rent or an agreed percentage turnover, whichever is the highest. This will be net of VAT and will be exclusive of rates and service charge.

### Rates

The tenant is to be responsible for business rates.

Rateable Value: £15,750

UBR 2016/17: 48.4p

Rates Payable: £7,623

Interested parties are advised to confirm these the VOA or the local council.

### Offers & Deadline

Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is **1<sup>st</sup> October 2016.**

For more information, please contact:

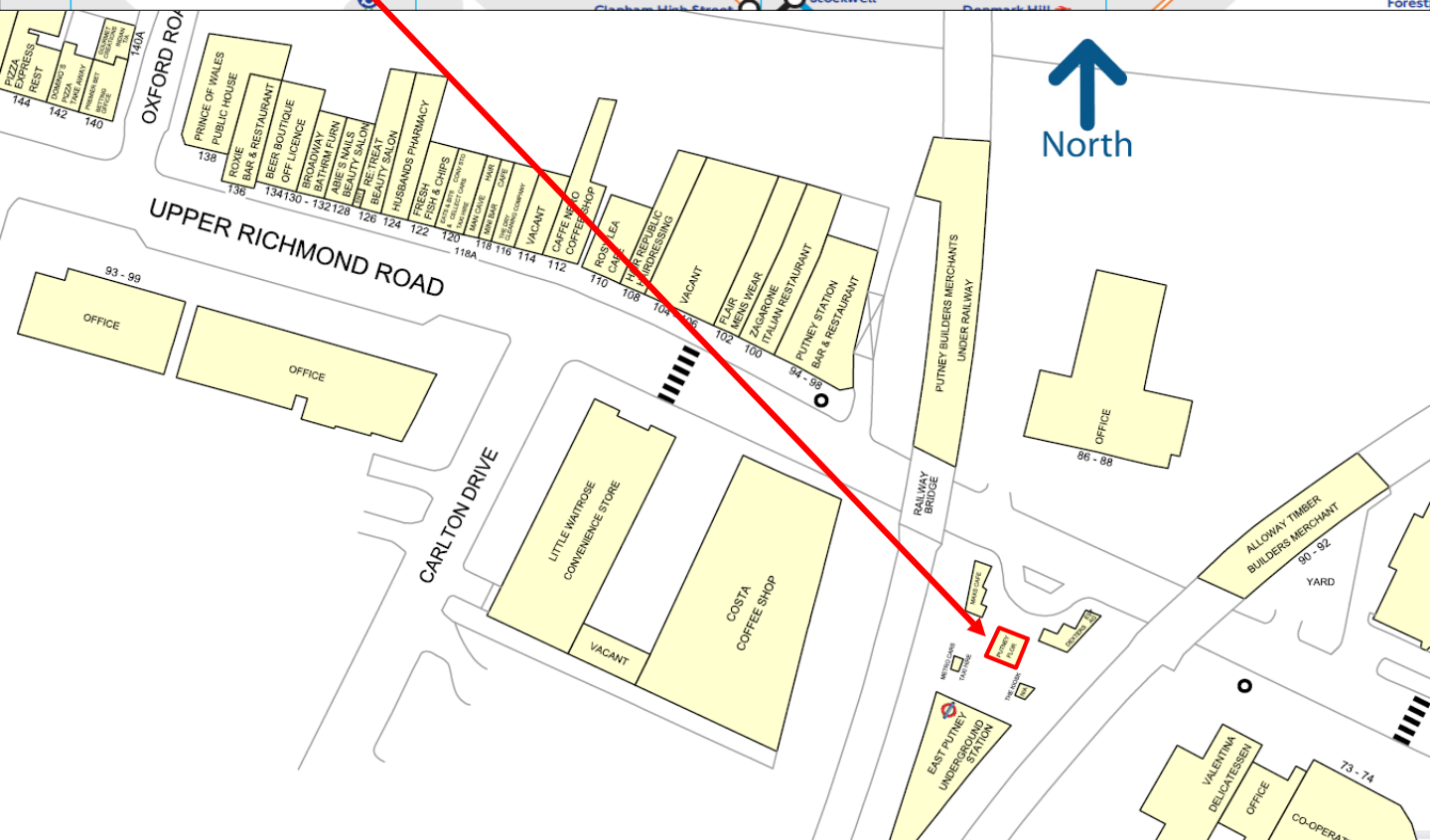
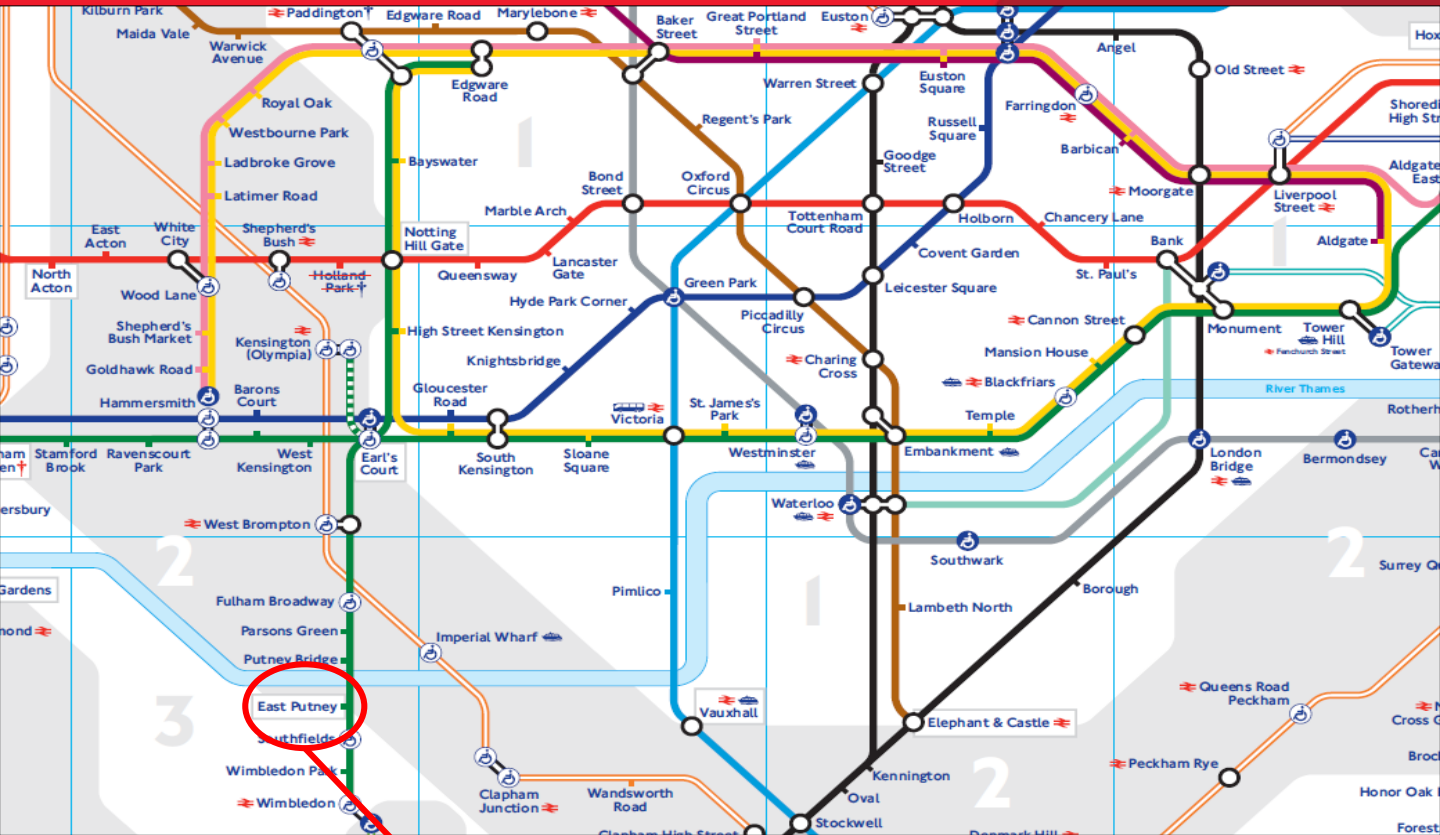
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# SHOP TO LET

## Central Kiosk - East Putney Station

### London SW15



MISREPRESENTATION ACT 1967 & THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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