

PUTNEY SW15 1RR

136 HIGH STREET

PRIME SHOP TO LET



6 Duke Street
Marylebone
London W1U 3EN

Subject to obtaining vacant possession

LOCATION

The property occupies a prime trading location on the western side of High Street. Multiple retailers adjacent and nearby include **Caffe Nero**, **Robert Dyas**, **Pret**, **Vision Express**, **Mountain Warehouse** and **Specsavers**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

Arranged on ground floor and basement floors (trap door access only) and comprising the following dimensions and net floor areas:

Gross Frontage	17 ft 10 in	5.4 m
Net Frontage	15 ft 1 in	4.6 m
Internal Width	15 ft 9 in	4.8 m
Shop Depth	73 ft 4 in	22.4 m
Ground Floor Sales	1,009 sq ft	93.7 sq m
Basement Area	509 sq ft	47.3 sq m

LEASE

A new full effectively full repairing and insuring lease is available for a term to be agreed by negotiation but to include upward only rent reviews at 5 yearly intervals. Rental offers are sought in excess of **£60,000 per annum exclusive** of rates, service charge and VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



RATES

We have been advised that the Rateable Value for the property is £48,500.

Interested parties should make their own enquiries to verify this information.

EPC

We have been advised that the property has an Efficiency Asset Rating of D-99. A copy of the EPC can be provided upon request.

VIEWING

For further information, including plan or arrangement to inspect, please contact the sole agents:

Tim Hance

020 7908 7031

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SUBJECT TO CONTRACT

