

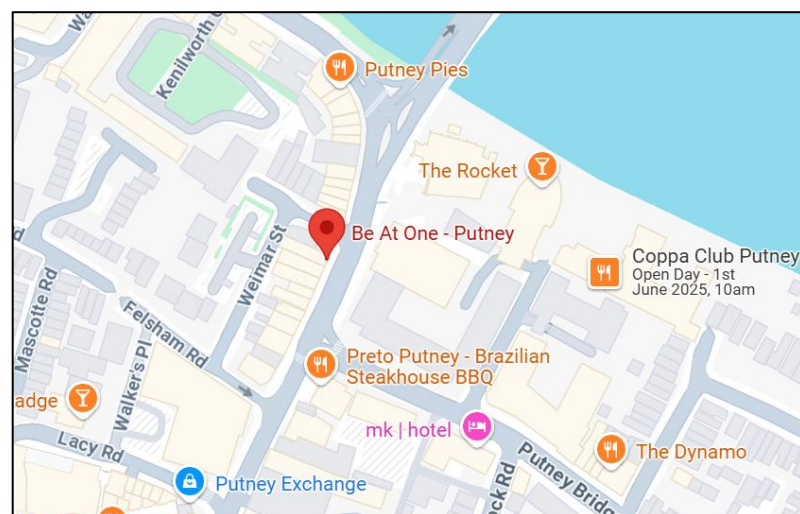


Be At One, 30 Putney High Street, London SW15 1SQ

Summary

- Ground Floor and Basement
- New Lease
- 1,500 sq ft
- Prime High Street Location
- Late Licence – 2.00 am
- Sui Generis Use

Rent – Upon Application



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Location

The property is in Putney, Southwest London. It is located on Putney High Street. The property is in a prime location on the main restaurant and drinking circuit. The property has the benefit of being close to Putney Bridge Station.

Nearby operators include Simmons, Franco Manco, Bosa Lounge, KFC and Five Guys.

For a better understanding of the location please review:
[Google Street View](#)

Description

The property is located on the ground floor and basement of a three-storey building of brick construction. The ground floor comprises of a trade area serviced by a single bar servery. To the basement is ancillary accommodation including cellar and stores.

Floor Areas:

The unit is arranged over a Ground Floor and Basement only, please see below approximate areas net internal areas:

Ground	1,200 sq ft	111.48 sq m
Basement	300 sq ft	27.87 sq m
Total	1,500 sq ft	139.35 sq m

Tenure

Leasehold

Terms

The property is available by way of a new 10–15-year lease, contracted inside the Landlord & Tenant Act 1954, subject to five yearly rent reviews.

Rent

Upon Application.

Rateable Value

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £36,000.

Planning

The premises benefits from Sui Generis planning consent.

Alternative uses may be considered subject to planning.

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol between the hours of 11am to 12am Sunday to Thursday and 11am to 2am on Friday and Saturday.

EPC

An EPC can be provided upon request.

Legal Costs and Confidentiality

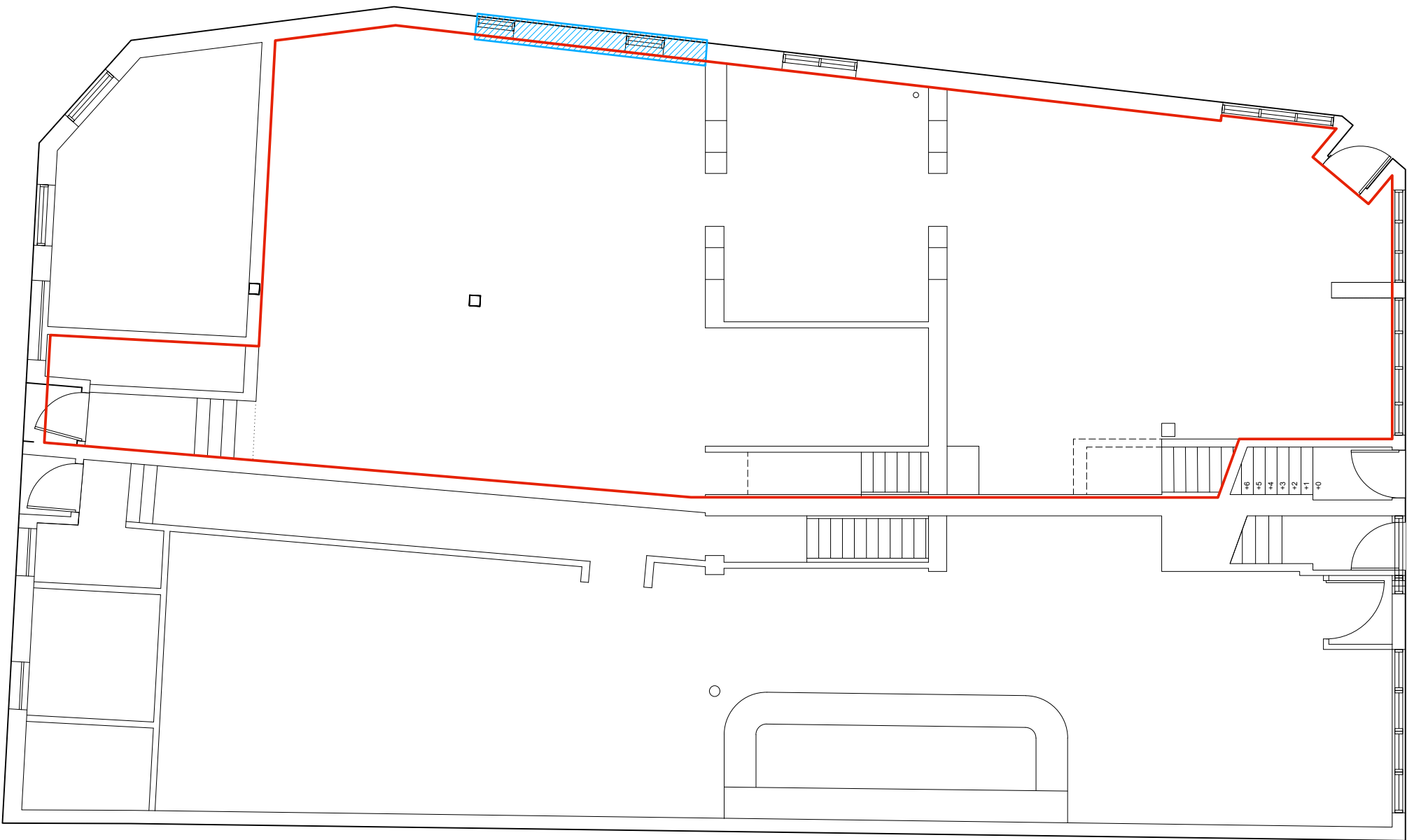
Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

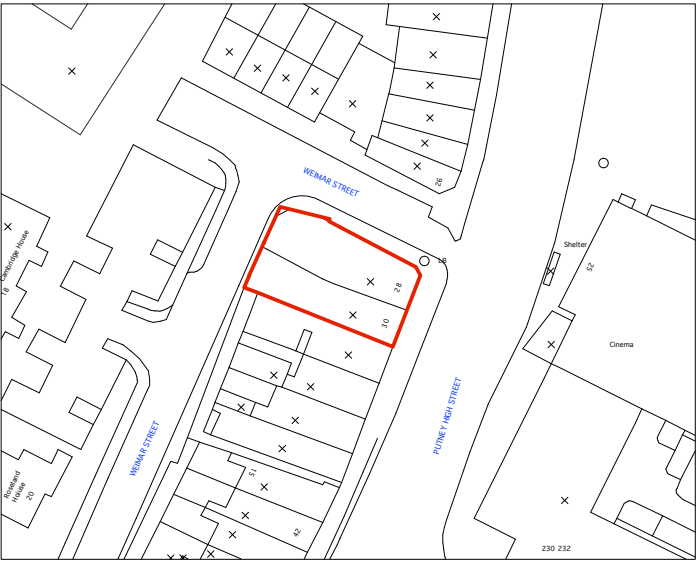
All viewings should be arranged through sole agents Davis Coffery Lyons.

NOTE

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DISCREPANCIES TO BE VERIFIED PRIOR TO
COMMENCEMENT OF WORKS



PLAN: GROUND
gross internal area: 1,136sm / 12,230sf
1:100 @ A3



PLAN:
SITE LOCATION
1:1250 @ A3



Revision



Fairwyn
t: 07515 916 026

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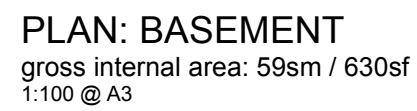
Scale	Date	Drawn By	Checked
see plans for scale	May 25	DSC	
Project			

28-30 PUTNEY HIGH ST
Wandsworth

Drawing
PLANS: GROUND
Unit 1 Demise

Drawing No.
100420-T1-200B

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PLAN:
SITE LOCATION
1:1250 @ A3



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Scale see plans for scale	Date May 25	Drawn By DSC	Checked
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Project

28-30 PUTNEY HIGH ST
Wandsworth

Drawing

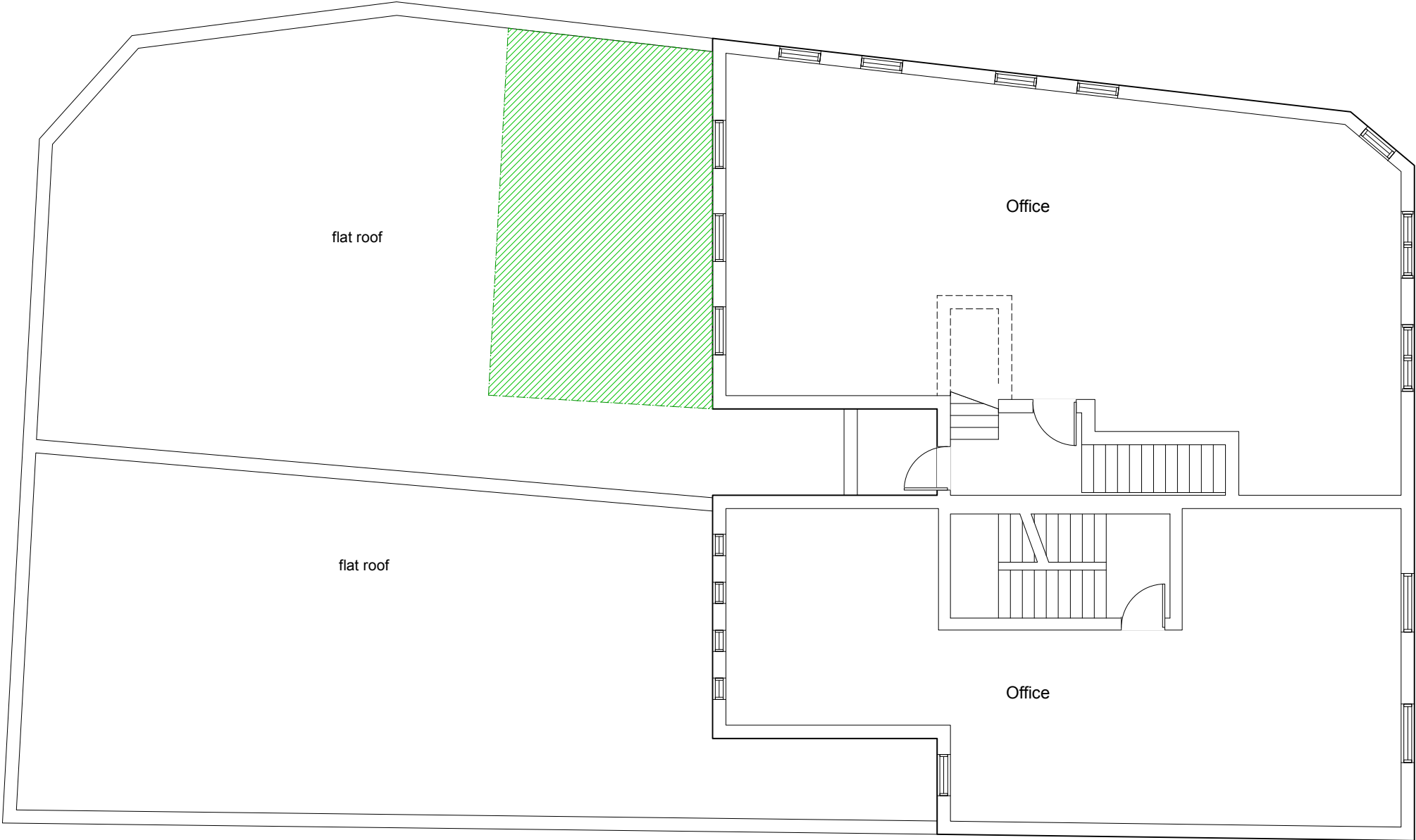
PLANS: BASEMENT

Drawing No.

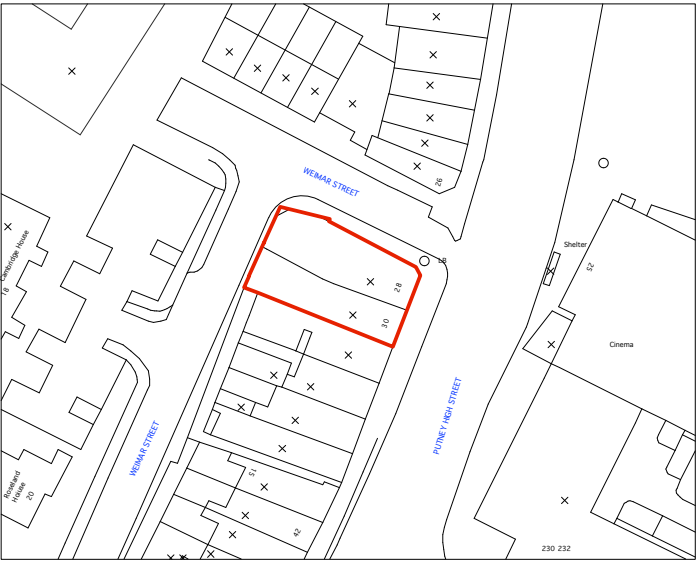
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PLAN: LEVEL 1 / ROOF
1:100 @ A3



PLAN:
SITE LOCATION
1:1250 @ A3



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28-30 PUTNEY HIGH ST
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Drawing
PLANS: LEVEL 1 ROOF
Unit 1 Demise

Drawing No.
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