

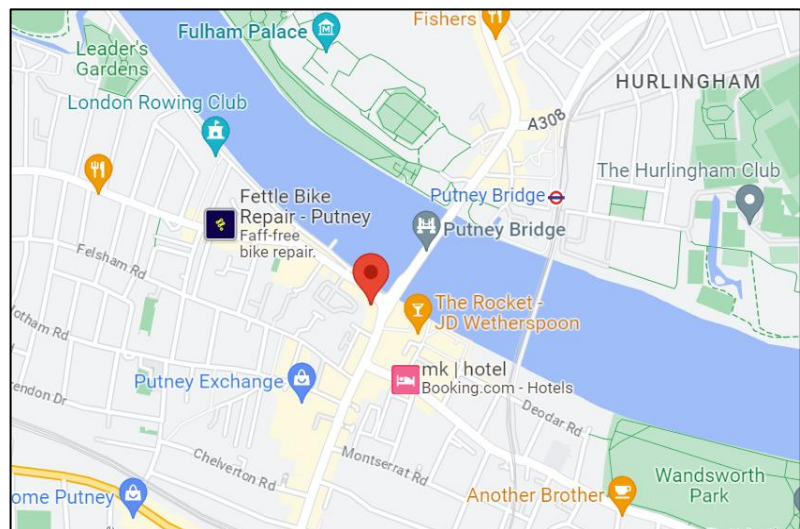


Putney Pies, 2 Putney High Street, London SW15 1SL

Summary

- Prime Location
- Outside Area by the River Thames
- Leasehold Assignment
- Friday & Saturday 2.00am licence
- E Class Use

Premium Offers Invited



Viewing is strictly by prior appointment with sole agents
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Location

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

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

Description

The property is located on the ground floor and basement of a four-storey building of brick construction. The ground floor comprises of a restaurant / bar area for approximately 30 covers. Ancillary accommodation comprises of customer WC's. The vaults comprise of a single bar servery for approximately 60 covers and lead to an outside area at Watermans Green which has approximately 50 covers. Ancillary accommodation in the vaults consist of a trade kitchen, stores, and cold room.

Tenure

Leasehold

Leases / Licences

Ground Floor and Basement – is held on a lease from 2015 at a rent of £40,000 per annum from 25th December 2023. From December 2028 to the expiring of the term in November 2033 the rent will be £50,000 per annum.

The Vault: (beneath 2 Putney High Street) from London Borough of Wandsworth for a term of 20 years from 17th November 2014, expiring 16th November 2034, at a rent of £25,000 per annum.

Watermans Green: A licence from London Borough of Wandsworth for the land known as Watermans Green, Putney, SW15 1SL, from 17th August 2016 to 16th November 2034, for a licence fee of £18,960 per annum.

Premium

Premium Offers Invited.

Planning

The property benefits from Class E planning consent.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £18,000.

Licensing

The Premises Licence permits the sale of alcohol from:

Monday and Tuesday	12:00pm to 23:00pm
Wednesday and Thursday	12:00pm to 00:00am
Friday and Saturday	12:00pm to 02:00am
Sunday	10:00am to 20:00am

EPC

An EPC has been commission and 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 the sole agents, Davis Coffe Lyon.

