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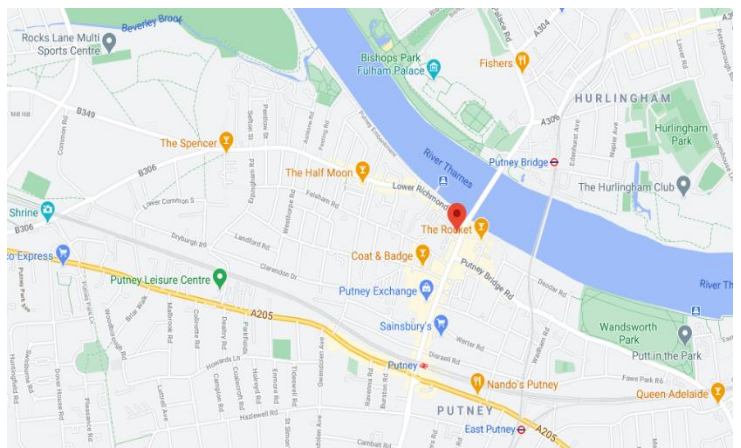
**TO LET – PUTNEY HIGH STREET, SW15
3,326 SQ FT FULLY FITTED RESTAURANT**



22 Putney High Street, London SW15 1SL

Summary

- New Lease Available
- A3 / E Class use
- GIA 3,326 sq ft & Dual Frontage
- Fully Fitted Restaurant
- Opposite Odeon Cinema



Viewing is strictly by prior appointment with sole agent
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Location

The premises are located in the affluent commercial and residential South London suburb of Putney, close by to Putney Bridge Station and Putney Overground Station. Putney High Street is one of the main thoroughfares for F&B in the area and is a popular destination amongst locals. Local operators include Wagamama, Five Guys, Franco Manca, KFC, Be At One, Tequila Mockingbird and numerous other independent and corporate operators.

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

Description

The premises are arranged over ground floor and basement and are fully fitted to a high standard. The ground floor provides substantial customer seating and an open plan 'theatre kitchen'. The basement comprises a full kitchen, staff room, storage and WC's. There is access at the rear of the property for deliveries.

We understand the approximate gross internal areas to be:

Ground Floor	163 sq m	1,755 sq ft
Basement	146 sq m	1,572 sq ft
Total	309 sq m	3,327 sq ft

Tenure

A new lease for a term to be agreed, subject to five yearly upward only rent reviews.

Rent

Rental offers in excess of £75,000 per annum exclusive will be considered.

Planning and Licensing

The premises benefit from A3 / E Class Use (Restaurant).

There is a premises licence in place, allowing the sale of alcohol at the following times:

Monday to Saturday	10:00 am to 00:00 am
Sunday	11:00 am to 00:00 am

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.



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