



SITUATION

Located close to the junction with Upper Richmond Road (South Circular A205), diagonally opposite Putney Rail Station, and amongst such multiple retailers as **Costa Coffee, Paddy Power, Carphone Warehouse, Subway, Britannia, Ladbrokes, NatWest, Greggs, Tesco Express, Holland & Barrett, Cancer Research, Specsavers** and many others.

Putney is an affluent London suburb located approximately 5 miles south-west of central London and enjoying excellent road access via the A205 (South Circular) and the A3.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate front access to **2 split-level Self-Contained Flats** on three upper floors which have recently been refurbished to a high standard.

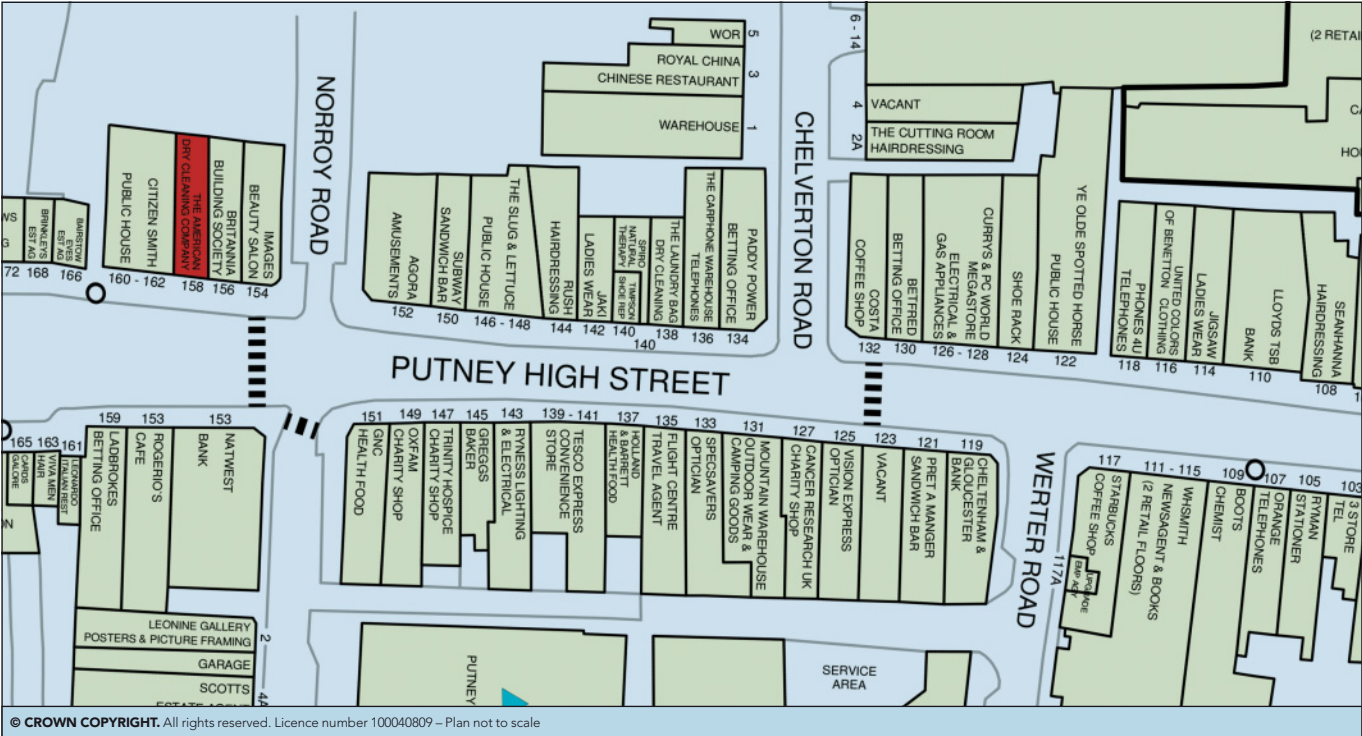
VAT is payable in respect of this Lot

FREEHOLD



£83,800 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 17'6" Internal Width 12'0" Shop Depth 30'8" Built Depth 66'11" Shop GIA Approx 835 sq ft WC Basement GIA Approx 490 sq ft Total GIA Approx 1,325 sq ft	J. F. Stone Investments Ltd (t/a American Dry Cleaning Company) (See Tenant Profile)	15 years from completion	£40,000	FRI Rent Reviews 2018 and 2023
Flat 1 (First Floor Flat)	2 Bedrooms, 1 with en-suite Shower Room/WC, Kitchen/ Lounge, Bathroom/WC GIA Approx 595 sq ft plus Roof Terrace	2 Individuals	2 years from 29th June 2011	£22,200	AST 6 weeks rent deposit held
Flat 2 (Second & Third Floor Flat)*	2 Bedrooms both with en-suite Shower Rooms, Kitchen/Lounge, 2 WC's GIA Approx 675 sq ft plus Roof Terrace	2 Individuals	1 year from 24th March 2012	£21,600	AST 6 weeks rent deposit held
TOTAL				£83,800	

*Not inspected by Barnett Ross

TENANT PROFILE

The American Dry Cleaning Company was founded in 1990 with its first store in the American Embassy. They now operate from 32 locations around the capital including branches in the Kings Road, Holland Park, Kensington High Street, Hampstead High Street & Upper Street Islington and are continuing their expansion.

Visit: www.americandrycleaningcompany.com