

## FOR SALE Offices

3 Crescent Stables  
Putney SW15 2TN



### Contact

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## Location

3 Crescent Stables is located on Upper Richmond street, a 4 minute walk away from Putney train station and 7 minutes from East Putney tube station.

The premises is very close to the busy Putney High Street, which benefits from high footfall.

Nearby retailers include, Pret, Specsavers, Oxfam, Tesco Express, NatWest, Sports direct and Lloyds.

## Description

The property is a self-contained office, spread across the 1st and 2nd floor with a ground floor entrance hall and internal spiral staircase.

WC's and Kitchenette are both located on the ground floor.

The 2nd floor office includes large skylights and brings a lot of natural light into the premises.

The offices benefit from 2 parking spaces.

## Terms & Tenure

Offers in the region of £499,500 for the freehold interest.

## Rating

We are advised that the Rateable Value for the property is £22,750 and rates payable is circa £11,352 per annum.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at

[www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Energy Performance

Energy Performance Asset Rating – D (98)

## VAT

The property is not currently VAT elected however the landlord reserved the right to charge VAT in the future.

## Viewing

Strictly by appointment with the sole agent, Rapleys LLP.

## Accommodation

The property comprises the following approximate floor areas

	Sq m	Sq ft
Ground floor	20.35	219
1 <sup>st</sup> Floor	41.99	452
2 <sup>nd</sup> Floor	35.21	379
<b>Total</b>	<b>97.64</b>	<b>1,051</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

- Excellent natural lighting
- Gas heating system
- Fire alarm (not tested)
- Security alarm system (not tested)
- Entry Phone (not tested)
- Kitchenette
- 2 parking spaces



Offices



For further details contact:  
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