

Putney SW15

Retail Investment Let to Domino's

Early reversion - 999 year lease plus share of freehold



Ground floor and basement, 142 Upper Richmond Road, SW15 2SW

Situation & Location

The property is situated on the northern side of **Upper Richmond Road**, close to **East Putney underground (District Line)**. The property lies adjacent to **Pizza Express**. Home Restaurant and Nando's are close by. Please see location plan below.

Description & Accommodation

The property comprises a self-contained basement and ground floor unit with forecourt and rear yard. Ground floor sales area 341 sq ft Basement kitchen/prep 381 sq ft

Tenancy

The property is let to **DP Realty Ltd t/a Dominos** on effectively full repairing and insuring lease for a term of 15 years from 25th March 2012, thus expiring on 24th March 2027, at a current rent of **£36,000 per annum**. The lease is taken **outside the security of tenure provisions** of the Landlord & Tenant Act 1954.

DP Realty is the intermediary lessor for the vast majority of the Domino's franchised store network in the UK and Ireland and its last reported gross lease income was in excess of £194 million.

Guide Price £486,000 to give a net initial yield of **7.13 %** after usual purchase costs.

Legal Costs Each party to bear their own **Energy Performance Certificate** In preparation

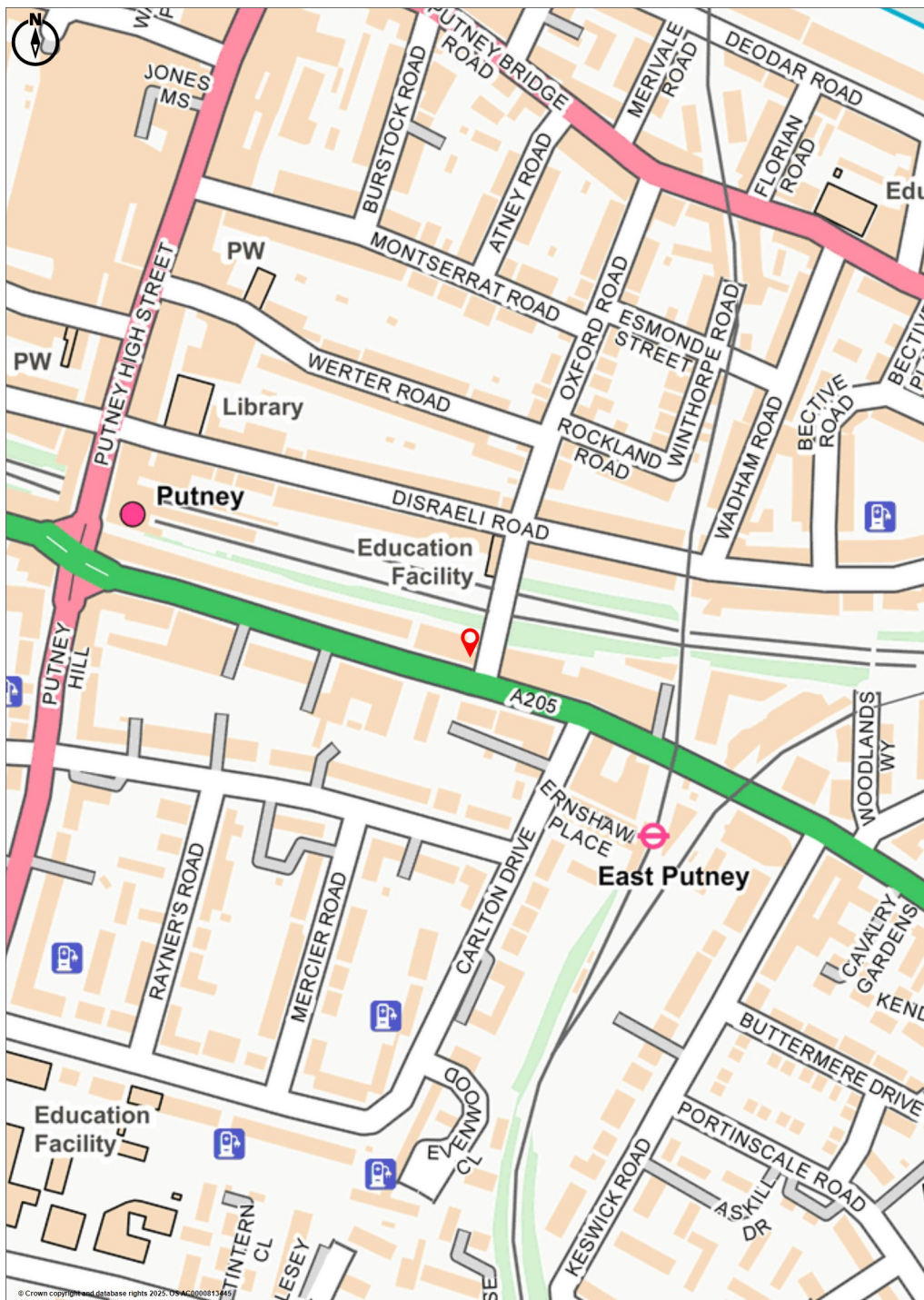
VAT The property is not opted **NB** The upper maisonette is available by separate negotiation

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

SUBJECT TO CONTRACT

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



© Crown copyright and database rights 2025. OS AC0000813445

Promap

● LANDMARK INFORMATION

© Crown Copyright and database rights 2025. OS AC0000813445
Plotted Scale - 1:5000. Paper Size – A4