

45-53

PUTNEY HIGH STREET

& 329-339

PUTNEY BRIDGE ROAD



EXECUTIVE SUMMARY

- The site extends to approx. 0.74 acres across two plots and comprises mixed-use buildings with land to the rear across six titles.
- 329-339 Putney Bridge Road comprises 5 commercial units on the ground floor and offices to the upper parts.
- 45-53 Putney High Street comprises 2 commercial units to the ground floor and offices to the upper parts and is currently vacant.
- One commercial unit is vacant, and one is let to Boots for £90,000 pa, with the lease expiring in 2028 (Outside the Act).
- The total GIA is approx. 4,437.6 sqm / 47,767 sq.ft
- There is asset management and development potential, subject to obtaining the relevant planning permissions.



PUTNEY BRIDGE

WANDSWORTH PARK

PUTNEY BRIDGE

FULHAM RAILWAY BRIDGE

HURLINGHAM SCHOOL

ST MARY'S CHURCH

ODEON
PARANOID ABOUT FILM

45-53 PHS &
329-339 PBR

LIDL

METRO
BANK

WAITROSE
& PARTNERS

NatWest

PUTNEY EXCHANGE

Sainsbury's

PUTNEY LIBRARY

EAST PUTNEY



Putney Bridge

LOCATION

The Site is located in Putney, in South West London, approximately 5.1 miles south-west of Central London. It is serviced by excellent transport links, consisting of Putney Railway Station and East Putney Underground Station. Putney Railway Station provides regular services to London Waterloo in 15 minutes.

The Site is within the London Borough of Wandsworth, an area which is popular with young families and first-time buyers, looking for a slower pace of life with the borough's green spaces but also convenient connections into Central London.

Putney has an abundance of green spaces, such as Wandsworth Park, offering sports areas, river views and a café with a putting green. Alongside Putney Heath, providing an attractive area for dog walkers, families and visitors with a lake close by. Other facilities include Putney High School and the University of Roehampton.

The site is located on Putney High Street, the surrounding area is well serviced with shops and restaurants. Waitrose, M&S, Lidl and Sainsbury's supermarkets are within short walking distance. Putney Exchange is a 2-minute walk from the site, providing a wide range of retail and leisure amenities.



COMMUNICATIONS



BY RAIL

The Site is located approximately 0.2 miles (6-minute walk) from Putney Railway Station, which has regular Southwestern Railway services to London Waterloo (taking 15-minutes), Windsor, Hounslow, Kingston and Weybridge. Putney Bridge and East Putney Underground stations are serviced by the district line with regular services to Wimbledon, Upminster and Edgware Road.



BY ROAD

The Site benefits from excellent road connectivity being located on the A219, with quick access to the A205, connecting you to the M4 in 25 minutes providing routes to Greater London and national motorways.

There is a bus stop immediately opposite the site, with regular bus services to Russell Square, Clapham Junction, Kingston Roehampton and Wimbledon.



BY AIR

Heathrow airport can be accessed by car in as little as 52 minutes, or 60 minutes from Putney Bridge station, changing at Paddington taking the Heathrow Express. Gatwick airport can be accessed in approximately 1 hour 20 minutes by car and 52 minutes by train from Putney Railway Station.



Wandsworth Park

TRAVEL TIMES



6 MINS.
Putney Railway
Station
⇌

6 MINS.
Wandsworth
Town
⇌

9 MINS.
Putney Bridge
⊖

13 MINS.
East Putney
⊖



15 MINS.
London
Waterloo
⇌

16 MINS.
London
Victoria
⊖

52 MINS.
Gatwick
Airport
⇌

60 MINS.
Heathrow
Airport
⇌



25 MINS.
M4 Motorway

40 MINS.
M25 Motorway

52 MINS.
Heathrow
Airport

80 MINS.
Gatwick
Airport

THE EXISTING SITE

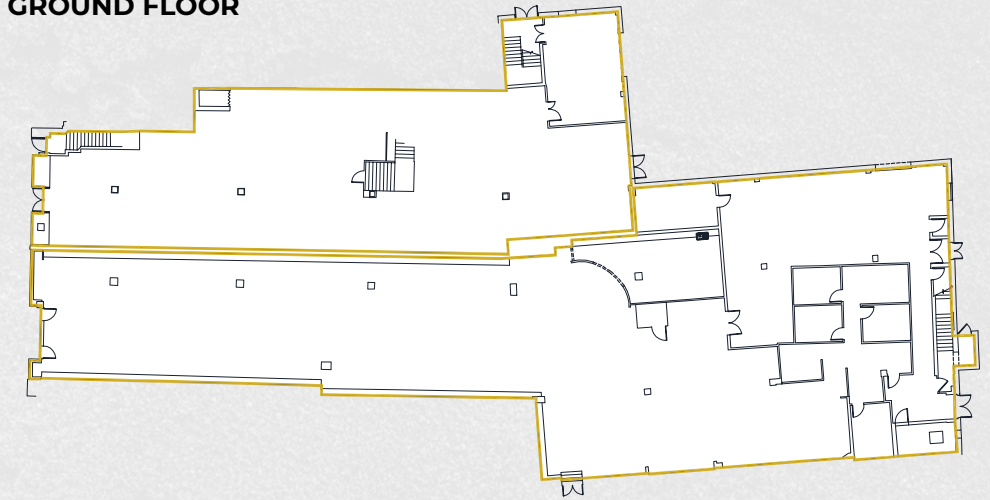
45-53 PUTNEY HIGH STREET (PHS)

Comprising a three-story mixed-use building with a total Gross Internal Area (GIA) of approximately **2,634.1 sqm / 28,354 sqft**. The property consists of two commercial units on the ground floor and office space on the upper floors.

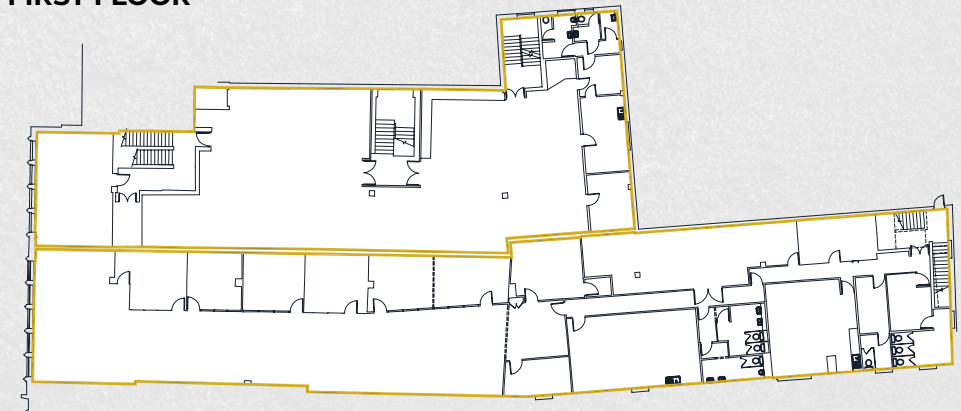
- The commercial unit at **45 PHS** is currently vacant, having been previously occupied by Robert Dyas.
- The commercial unit at **53 PHS** is leased to Boots, with the lease expiring in **November 2028**. The current annual rent is **£90,000**, and the lease operates outside the **Landlord & Tenant Act 1954**.
- The property owner has a **break clause**, allowing them to terminate the lease with **nine months' notice** for a payment of **£231,000**. Similarly, Boots has a **break clause**, enabling them to terminate with **six months' notice** and receive **£231,000** from the property owner.



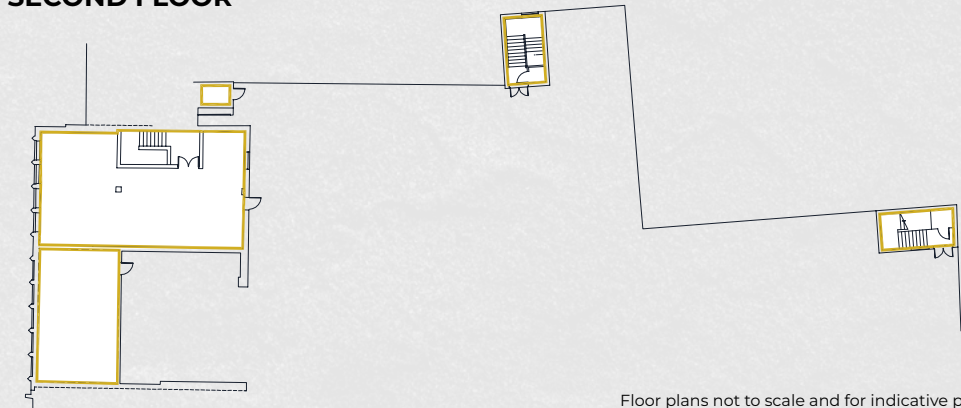
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plans not to scale and for indicative purposes only.

THE EXISTING SITE

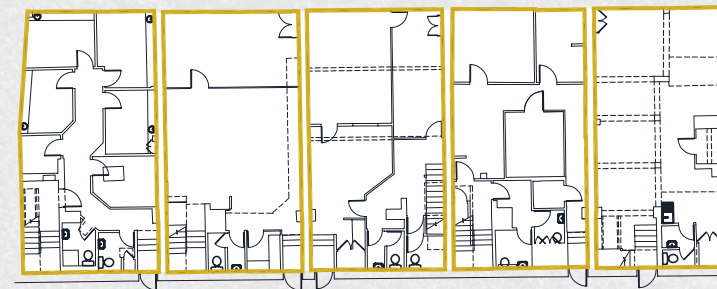
329-339 PUTNEY BRIDGE ROAD (PBR)

This four-story plus lower-ground mixed-use building includes **five commercial units** on the ground floor and basement, with vacant office space on the upper floors.

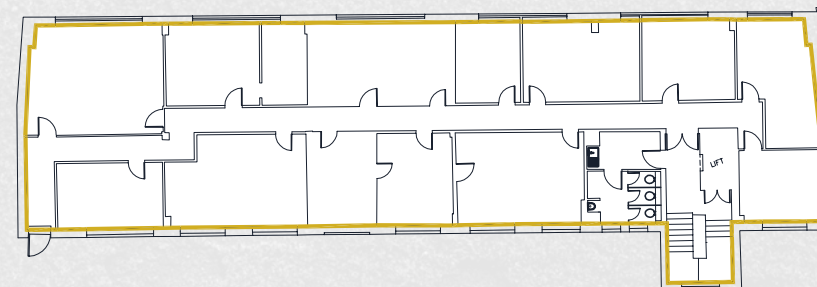
- **Total GIA: 1,803.5 sqm / 19,413 sqft**
- **Commercial units: 766.3 sqm / 8,248 sqft (GIA)**
- **Office space: 1,037.2 sqm / 11,165 sqft (GIA)**
- The building features an **undercroft**, providing access to a **rear car park, subject to a right of way**. Further details regarding the right-of-way can be found on page 8.
- It may be eligible for **permitted development rights** (Part 20, Class AA) for an **upward extension of two additional stories**, subject to necessary approvals.



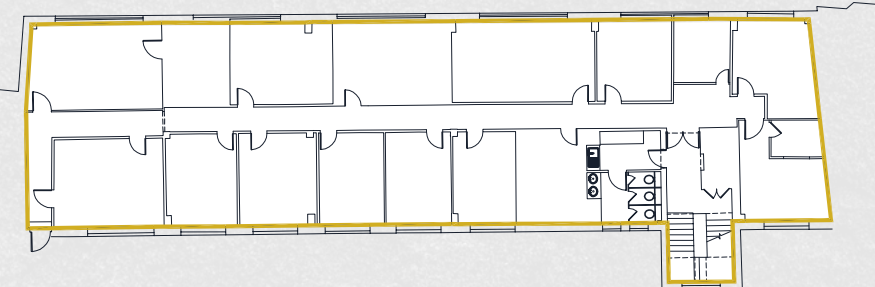
BASEMENT



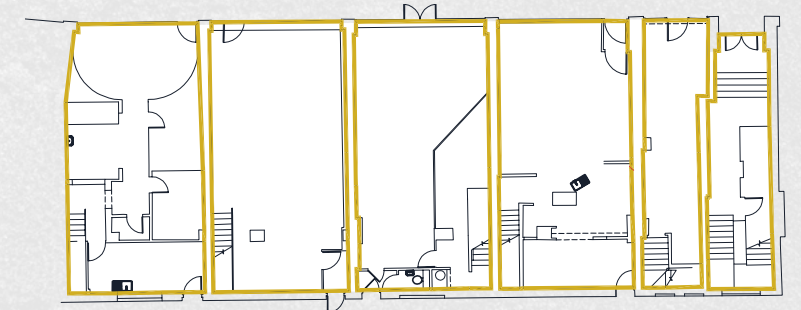
FIRST FLOOR



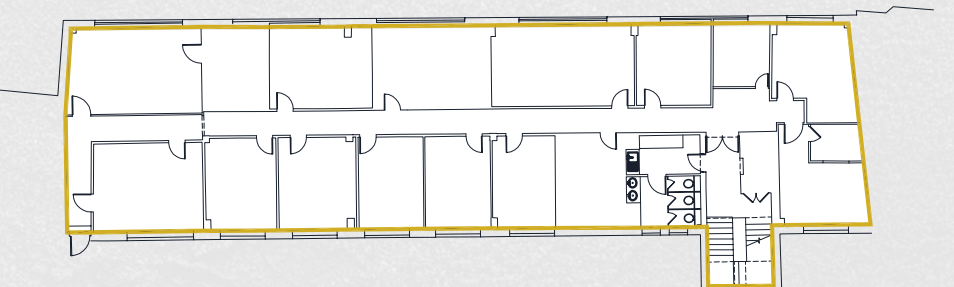
THIRD FLOOR



GROUND



SECOND FLOOR



Floor plans not to scale and for indicative purposes only.

THE EXISTING SITE

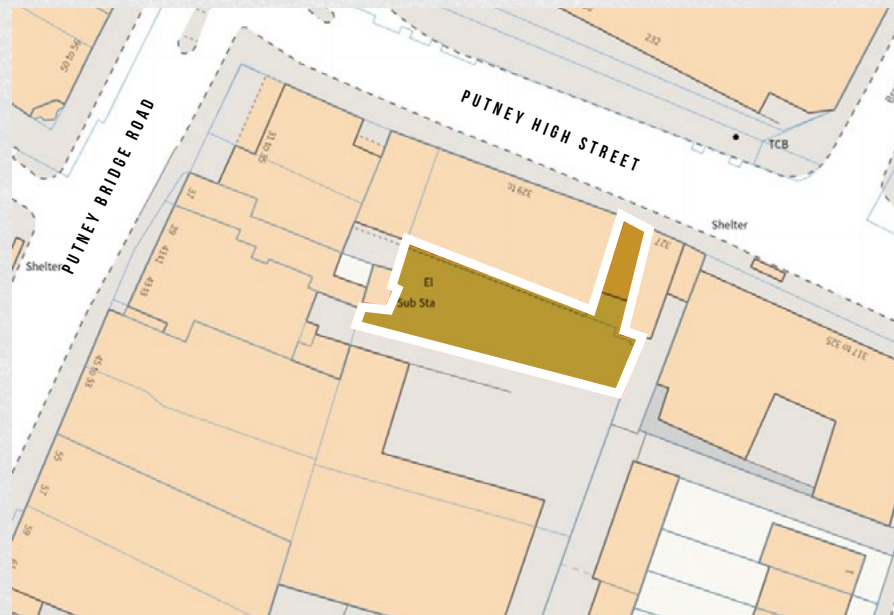
LAND TO THE REAR OF PUTNEY BRIDGE ROAD (PBR)

The **courtyard behind Putney Bridge Road** is currently used as a car park, accessible via the undercroft.

The adjoining property at **31-43 Putney High Street** has uninterrupted **vehicular and pedestrian right of way access** via PBR and across its rear to their building.

The right of way needs to be maintained up to the maximum height of the existing undercroft. This means that any proposed development would need to be sympathetic to the right of way and therefore maintain the height and width of the undercroft access.

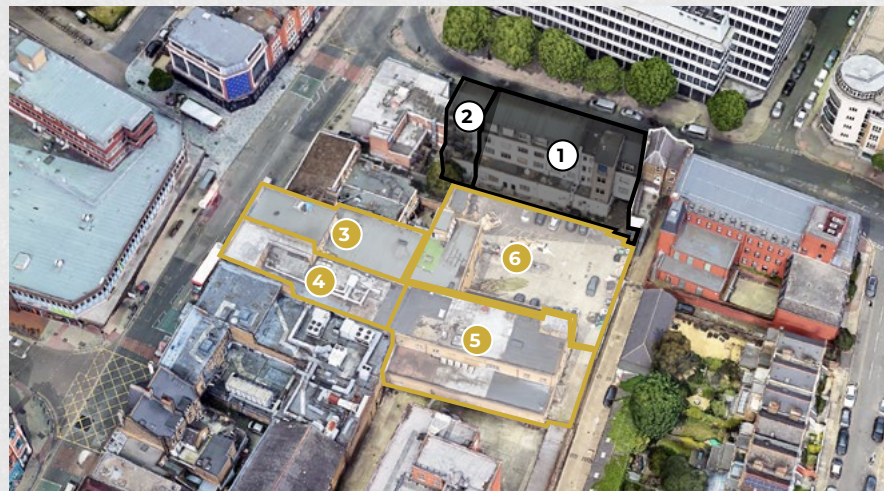
APPROXIMATE RIGHT OF WAY BOUNDARY



APPROXIMATE RIGHT OF WAY BOUNDARY

TENANCY SCHEDULE

UNIT	TENANT	NIA (SQM)	NIA (SQFT)	GIA (SQM)	GIA (SQFT)	LEASE	BREAK CLAUSE (LANDLORD)	BREAK CLAUSE (TENANT)	RENT (PA)	RENT £PSF
45 PHS	Vacant	797.1	8,580	920.5	9,908	-	-	-	-	-
53 PHS	Boots	1,365.2	14,695	1,521.3	16,375	New lease expiring on 01/11/2028	9 month break clause (vendor payment of £231,000)	6 month break clause (vendor payment of £231,000)	£90,000	£5.50
44-53 PHS (Second Floor)	Vacant	149.5	1,609	192.3	2,070	-	-	-	-	-
Land	Vacant	-	-	-	-	-	-	-	-	-
TOTAL		2,311.9	24,855	2,634.1	28,354	£90,000				
329 PBR	Vacant	942.4	10,144	1,071.1	11,529	-	-	-	-	-
331 PBR	Vacant	91.9	989	106.8	1,150	-	-	-	-	-
333 PBR	Vacant	131.4	1,414	154.2	1,660	-	-	-	-	-
335 PBR	Vacant	137.3	1,478	156.3	1,682	-	-	-	-	-
337 PBR	Vacant	145.7	1,568	158.3	1,704	-	-	-	-	-
339 PBR	Vacant	133.4	1,436	156.8	1,688	-	-	-	-	-
TOTAL		1,582.1	17,030	1,803.5	19,413	£90,000				
GRAND TOTAL		3,894.0	41,915	4,437.6	47,767	£90,000				



TITLE

1. TITLE NUMBER: 231577

Address: 329-337 Putney Bridge Road

2. TITLE NUMBER: LN3295

Address: 339 Putney Bridge Road

3. TITLE NUMBER: LN238178

Address: 45-53 Putney High Street

4. TITLE NUMBER: 171158

Address: 51-53 Putney High Street

5. TITLE NUMBER: SGL475262

Address: Land on the South Side of 49-53 Putney High Street

6. TITLE NUMBER: LN230194

Address: Land on the South West Side of 329-339 Putney Bridge Road

PLANNING

Planning permission was granted by Wandsworth London Borough Council on 29th July 2019 (Ref: 2017/1874). Whilst planning was implemented, **this permission can no longer be built out**, due to a change in the redline plan, which now excludes the Mews Houses from the original permission. In addition, this consented scheme does not include a second stair core to comply with fire regulations.

The scheme comprises a residential-led mixed-use development featuring 115 apartments, 8 Mews Houses, and 1,709 sqm of flexible commercial space, resulting in a total Gross Internal Area (GIA) of approximately 17,843 sqm / 192,058 sq.ft.

The proposed scheme varies in height from 2 to 10 storeys. The proposed apartments range from 1, 2 and 3 bedrooms, and the proposed mews houses comprise two bedrooms.

- 82 private apartments
- 8 private mews houses (Land no longer included)
- 33 shared ownership apartments

Although this scheme cannot be built out, the planning history suggests that the site is viable for development, with the potential to achieve a similar scheme or an alternative living use.

Further information regarding the implemented planning permission can be found in the data room.

CGI OF THE IMPLEMENTED SCHEME



PROPOSED ACCOMMODATION SCHEDULE

APARTMENT TYPE	TOTAL	MIX %
1 Bed	35	30%
2 Bed	52	45%
3 Bed	20	17%
Premium (3 Bed)	8	7%
TOTAL	115	100%



DEVELOPMENT OPPORTUNITY

DEVELOPMENT AND ASSET MANAGEMENT

Subject to obtaining the necessary consent, there is potential to undertake a lighter-touch development, converting the upper floors to residential use. And retaining the lower floors for retail use.

The retail space could offer a potentially lucrative asset management play. Alternatively, the space could be refurbished and disposed of.

FULL SITE DEVELOPMENT

There is the possibility to explore the development of the entire site, much like the implemented planning permission, subject to receiving the relevant consent.

When revisiting planning for a full redevelopment, there is an opportunity to optimise the development to provide a modern, up-to-date scheme that meets current policy requirements.

ALTERNATIVE DEVELOPMENT

The Site offers the opportunity to deliver an alternative scheme for either Private built student accommodation (PBSA) or Co-Living with over 500 beds, within the same massing as the implemented C3 scheme, subject to obtaining the necessary consent.

RESIDENTIAL MARKET

Putney has seen great development in recent years. It is an affluent area located in the south-west of London, whilst still being within good commuting distance of central London. Taking 15 minutes to London Waterloo (via Clapham Junction and Vauxhall) and 30 minutes to Victoria.

In February 2025, statistics show that the overall average property price in Putney stood at £749,802 over the last year. With the majority of properties sold being flats, selling for an average of £524,365. Terraced properties selling for average of £1,080,503 and semi-detached properties selling for £1,580,701. (source: Rightmove)

Putney is also viewed as an attractive place to live due to its being in the Borough of Wandsworth, therefore benefiting from some of the lowest council tax rates in London.

Looking at comparable schemes nearby, we would expect the scheme to achieve a blended rate of **£1,050psf**.



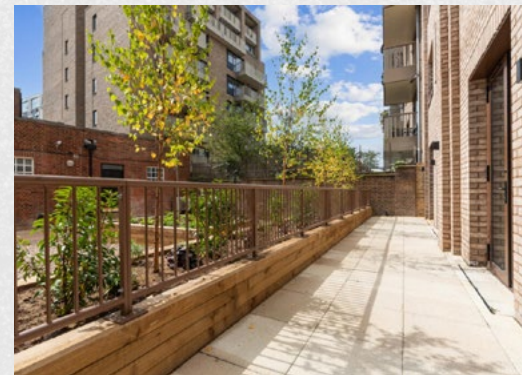
RIVERSIDE QUARTER

- Construction completed in 2020
- Scheme totalling 676 units
- Located in a more desirable riverside location than the subject site.
- Fully equipped gym and pool, underground car parking available to purchase, 24-hour concierge/security, on-site Thames Clipper Service into the city.
- Asking between £950 and £1085 psf.



PLAZA GARDENS

- Total of 146 units
- Construction completed in 2016
- The scheme sold out in 2017, but units have since been on the market
- 24-hour concierge and residents' gym
- Located over the road from East Putney Station.
- Asking between £900 and £1,200 psf.



KLAY, ALL SAINTS PASSAGE

- Completed in 2024
- Development consisting of 9 x 1 or 3 bed flats
- Private landscaped courtyard, each apartment with its own private terrace
- As of February 2025, 2 units are under offer and the remaining 7 are on the market.
- Asking between £985 and £1045 psf.

SELF STORAGE

Given the site's substantial size, excellent access to major road networks, and proximity to both Central and Greater London, self-storage presents a compelling alternative use. The UK self-storage sector continues to demonstrate robust growth, with the total available storage space reaching 60 million sq ft in 2024. Notably, 44% of operators are planning further investment in new sites, underscoring sustained confidence in the sector's prospects.

The site's prominent roadside location offers exceptional visibility, enhancing its appeal for self-storage use. Combined with the absence of immediate nearby competition, this positions the site as a highly attractive opportunity for self-storage development.



CO-LIVING

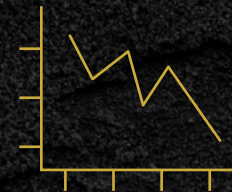
The Site provides the opportunity to deliver an alternative scheme for Co-Living in excess of 500+ beds within the same massing of the consented residential scheme, subject to achieving the necessary consent.

CO-LIVING MARKET

- Last year, nearly 2,500 new co-living beds completed and opened to residents, reflecting a 65% increase on co-living delivery in 2022. It takes the total number of operational co-living homes in the UK to 7,540.
- Since 2020, investors have spent nearly £1 billion funding or acquiring co-living developments.
- According to our 2023 UK Living Sector Survey, which captured the views of leading institutional investors who currently own more than £75 billion in Living sector assets across the UK, 45% plan to have invested in co-living by 2028, up from 32% of respondents who had already invested.



THE CASE FOR CO-LIVING



14%

discount relative to
BTR homes



11%

rental growth year
on year in London



72%

occupants aged
26 to 40



630,000

individuals renting in shared
accommodation in London



6,700

co-living units in the pipeline

KEY CO-LIVING COMPS	OPERATOR	RENT PCM	AMENITY PROVISION
Sandringham Mews, Ealing	Balanced Out Living	£2,500	Communal lounge
Sunday Mills, Earlsfield	Folk	£2,165	Coworking, Coworking, shared kitchen, gym, cinema room, events
The Italian Building, Bermondsey	Mason & Fifth	£2,382	Coworking, shared kitchen, gym, cinema room, events
Florence Docks, Battersea	Folk	£2,300	Communal Lounge, Co working
Camden Town	Gravity Co	£2,231	Coworking, shared kitchen, gym, cinema room, events
The Collective Old Oak	The Collective	£1,575	Coworking, spa & sauna, gym, events

STUDENT

The Site provides the opportunity to deliver an alternative scheme for Private Built Student Accommodation in excess 400+ beds within the same massing of the implemented residential scheme, subject to achieving the necessary consent.

Putney offers a prime location for student accommodation due to its excellent transport links, vibrant social scene, and proximity to top Universities.

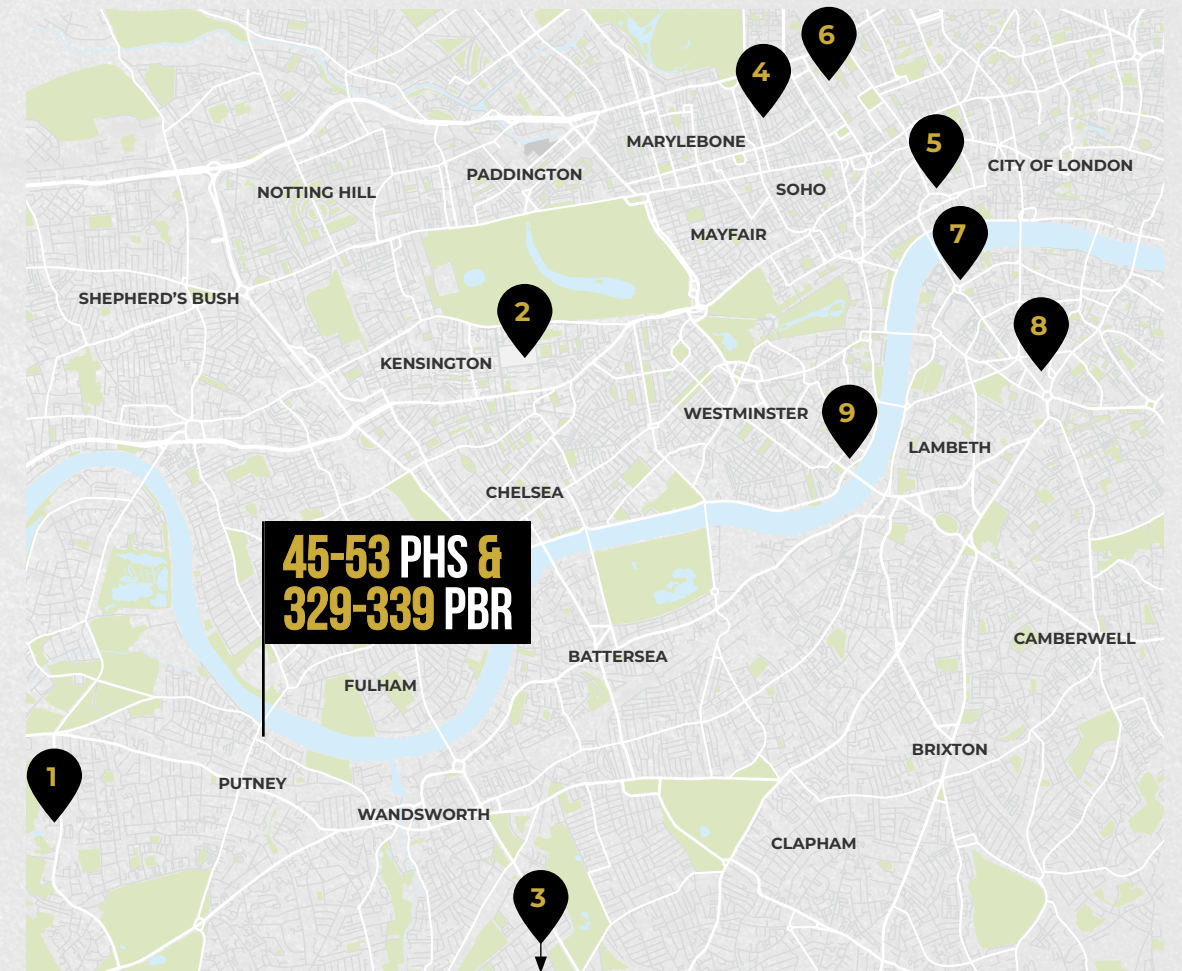
Putney is well-connected to Central London, making it easy for students to commute to major Universities via:

- Putney Rail Station: Direct trains to Waterloo (15 minutes), with connections to King's College London, LSE, and UCL.
- East Putney & Putney Bridge Underground Stations (District Line): Quick access to Imperial College, LSE, and UCL.
- Extensive Bus Network: Direct routes to Roehampton University (10 minutes), Kingston University, and Central London institutions.

Wandsworth London Borough Council recently approved on 6th June 2025, the planning permission, at appeal, for a PBSA led, major mixed-use redevelopment at 41–49 Battersea Park Road (formerly Booker's Cash & Carry) and 49–59 Battersea Park Road (the former BMW showroom).

The consented scheme includes:

- 762 purpose-built student accommodation (PBSA) bedrooms
- 55 C3 affordable residential units
- Approximately 1,000 sqm of flexible commercial and community space
- A new public square, enhancing the public realm



NO.	LOCATION	DISTANCE (MILES)	TRAVEL TIME (MINUTES)
1	University of Roehampton London	1.3	10
2	Imperial College London	2.9	21
3	St George's, University of London	3.1	25
4	University of Westminster	4.7	25
5	London School of Economics	5.3	35
6	University College London	5.2	30
7	King's College London	5.4	25
8	London South Bank University	5.4	30
9	University of the Arts London	5.5	30



CGI OF THE IMPLEMENTED SCHEME

FURTHER INFORMATION

TENURE

This site is for sale freehold.

VAT

The property has been elected for VAT

VIEWING

Site access is strictly by appointment only. Please contact Montagu Evans to arrange site access.

DATA ROOM

Access to the data room can be found here: <https://projectputney.co.uk>

METHOD OF SALE

The site will be sold by way of informal tender.

Offers are invited in excess of £10,000,000, reflecting £209 psf, on an unconditional basis.

Subject to planning offers will also be considered.

Our client reserves the right not to accept the highest or any offer received.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering requirements, the purchaser and any beneficial owner will be required to present two forms of identification.

Evidence/proof of the source of funds being relied upon to complete the transaction will also be required.

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June 2025

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