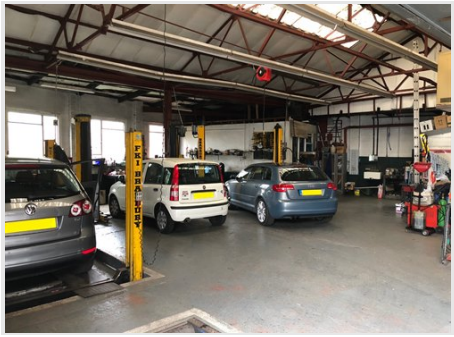
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

MIXED USE TO LET

26 PRIESTS BRIDGE, BARNES, SW14 8TA

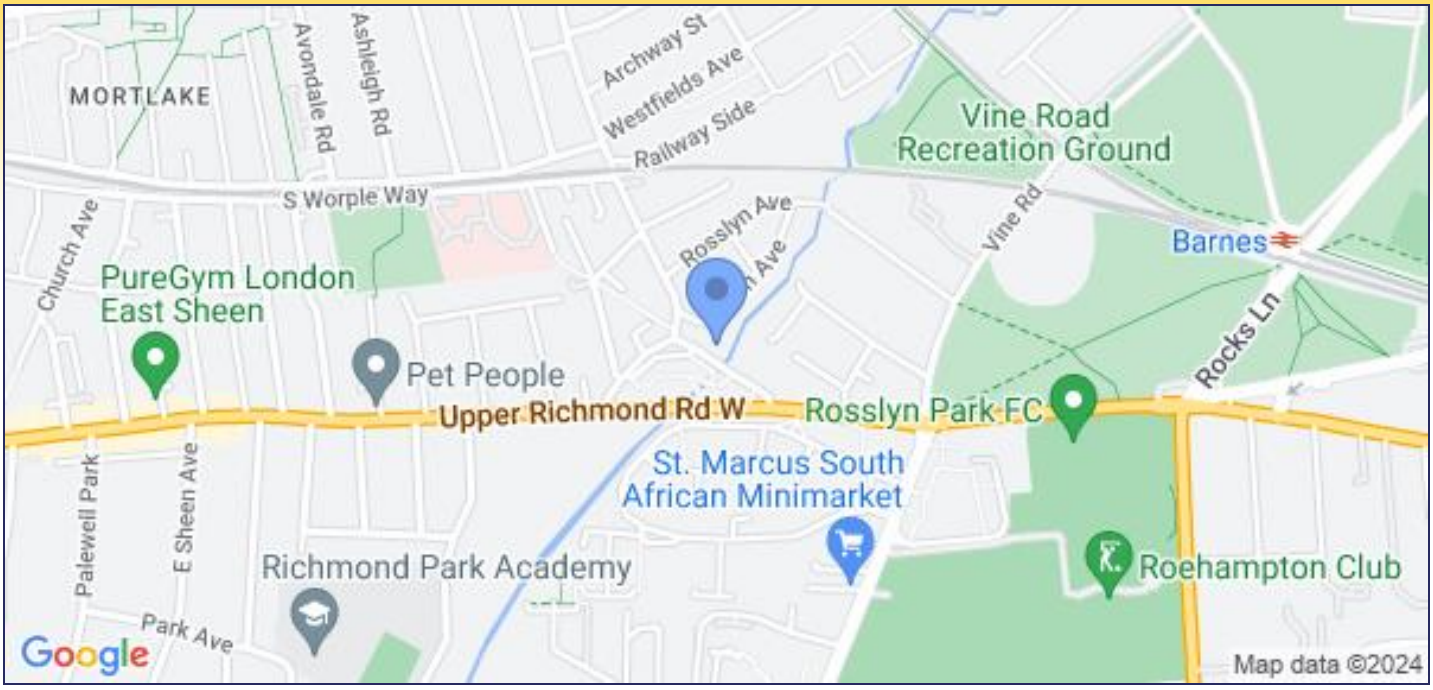


SUMMARY

- **1,679 sq ft (156.04 sq m)**
- **To Let**
- **The property is being offered on a New 5 year lease.**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Barnes is an affluent part of West London located along the River Thames, some 6 miles from Central London and is home to the London Wetland Centre and a number of exclusive restaurants, pubs and boutiques. The property is situated in a one way street at the top end of the High Street.

DESCRIPTION

The property comprises approximately 1,679 sq ft (156 Sq meters) and includes a small workshop and office to the rear of the property.

ACCOMMODATION

FLOOR	SIZE
Ground Floor Workshop	2,497 sq ft (232.06 sq m)
Total	**2,497 sq ft (232 sq m)**

LEASE / TERM

The property is being offered on a New 5 year lease.

RENT

£40,000

RATES

Upon Application

VAT

VAT is applicable

EPC RATING

Upon application

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VIEWING

Viewing strictly by prior appointment with the agent:

MARTIN CAMPBELL
COMMERCIAL PROPERTY CONSULTANTS

Misrepresentation Act 1967: Martin Campbell & Co Ltd for themselves and the vendor(s) or lessor(s) of this property, whose agents they are, give notice that;
1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact.
3. Any intending purchaser or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give, and neither Martin Campbell & Co Ltd nor any person in their employment has any authority or make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.
Property Ref: 4440. Date: 2024