

## 145A CHURCH ROAD, BARNES, SW13 9HR



### SUMMARY

- 964 sq ft (89.59 sq m)
- Excellent High Street position
- Large basement
- Leasehold
- Rent: £36,000 per annum
- A new lease is being offered. The terms to be agreed.

### AMENITIES

- Excellent display frontage
- Excellent fit-out
- Good ceiling height
- Good sized basement
- Kitchenette plus WC on ground level
- Rear access to small yard



## 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 favourably on the high street at the junction where Church Road adjoins Castelnau and Rocks Lane. Other retailers in the nearby vicinity include The Red Lion, Starbucks Coffee and Olympic Studios Café and Dining.

## DESCRIPTION

Occupying a prominent pitch on the high street, the premises comprise characterful ground and lower ground floor retail space with high ceilings, an excellent shop frontage and rear access to a small yard. The unit is well presented and in good condition, and includes a kitchenette and WC at ground floor level.

## ACCOMMODATION

FLOOR	SIZE
Ground floor	460 sq ft (42.75 sq m)
Basement	504 sq ft (46.84 sq m)
<b>Total</b>	<b>964 sq ft (90 sq m)</b>

## LEASE / TERM

A new lease is being offered. The terms to be agreed.

## RENT

£36,000 per annum

## RATES

The property is listed on the VOA website as having a Rateable Value of £24,250

## VAT

## LEGAL COSTS

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

## VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale  
020 8940 2266

r.farndale@martincampbell.co.uk

Dominic Arthur  
020 8940 2266

d.arthur@martincampbell.co.uk