



145A CHURCH ROAD, BARNES, SW13 9HR





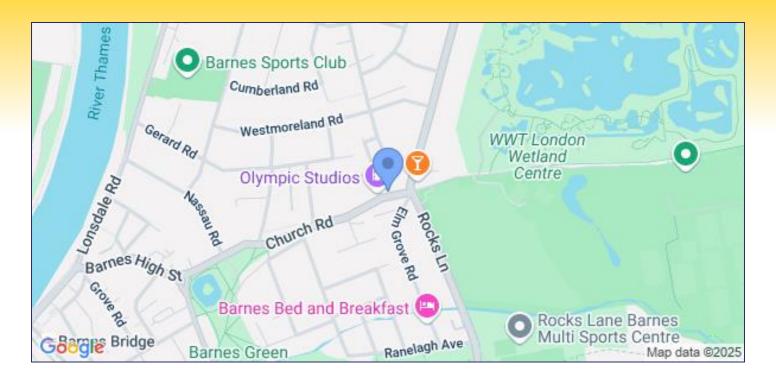


SUMMARY

- 964 sq ft (89.59 sq m)
- Excellent High Street position
- Large basement
- Leasehold
- To Let
- 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)
Total	964 sq ft (90 sq m)

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 Dominic Arthur 020 8940 2266 020 8940 2266

r.farndale@martincampbell.co.uk d.arthur@martincampbell.co.uk



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;

- 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 partic
- 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: 4533. Date: 2025