

## 186 CASTELNAU, BARNES, SW13 9DH



### SUMMARY

- 592 sq ft (55.02 sq m)
- Very affluent location
- Established parade
- Rent: £20,000 pa
- The property is offered on a new lease.

### AMENITIES

- 10 minute walk to Hammersmith town centre
- Basement Cellar
- Fully glazed retail frontage
- Neighbourhood pitch
- Very affluent area
- WC



## LOCATION

The property is located 200 m south of Hammersmith Bridge, close to the junction of Lonsdale Road and Castelnau. The parade includes a variety of local occupiers.

## DESCRIPTION

A self contained lock-up shop comprising ground floor retail with ancillary space at rear and basement storage. There is also a small 40 sq ft outdoor space at the rear. The property also benefits from an existing kitchenette and WC.

## ACCOMMODATION

FLOOR	SIZE
Ground Floor Retail	386 sq ft (35.87 sq m)
Ground Floor Rear	84 sq ft (7.81 sq m)
Basement Cellar Storage	122 sq ft (11.34 sq m)
<b>Total</b>	<b>592 sq ft (55 sq m)</b>

## LEASE / TERM

The property is offered on a new lease.

## RENT

£20,000 pa

## RATES

The estimated rateable value is £15,000 and the estimated rates payable is circa £7,500. The property potentially benefits from small rates relief (100% below £12,000 and a sliding scale up to £15,000).

## VAT

## LEGAL COSTS

Each party to bear their own costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

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