

RETAIL UNIT TO LET



LOCATION

The property is located on a prominent corner location on the junction of Church Road and Castlenau in Barnes. The location is renowned for its mix of gift shops, boutiques and cafes.

DESCRIPTION & FLOOR AREAS

The accommodation comprises a ground floor and basement unit which originally had an A1 and A2 use but will now come under the new commercial use class E.

The unit benefits from a kitchen and WC to the rear of the property.

The unit has the following approximate net internal area: -

FLOOR	SQ M	SQ FT
Ground Floor	95	1,025
Basement	52	555
Total	146	1,580

TERMS

The unit is held on an existing full repairing and insuring lease which expires on the 9th December 2024.

RENT

£37,000 per annum exclusive.

USE

A1 / A2

BUSINESS RATES

Rateable Value: £39,750

Rates Payable (2019-20): £19,835.25

Prospective tenants area advised to make their own enquiries with the Local Authority. Retail rate relief may be available.

EPC

Upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

For further information please contact joint agents:

Michael Rogers LLP

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Size 1,580 Sq. ft. (95 Sq. m) Rent £37,000 per annum

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