

RETAIL UNIT TO LET



LOCATION

White Hart Lane in Barnes is a thriving local high street. The area is served well in respect of transport with Barnes Bridge station providing direct links to and from central London. White Hart Lane is located in a high value residential area of Barnes. The location is renowned for its mix of gift shops, boutiques and cafes

DESCRIPTION & FLOOR AREAS

The accommodation comprises ground floor retail and a very light and airy basement benefitting from natural light with plumbing for Kitchen and WC. The unit also benefits from a private forecourt area to the front of the property

Floor	SQ FT	SQM
Ground	529	49.16
Lower Ground	460	42.74
Total Approx.	989	91.90



TERMS

The unit is available on a new full repairing and insuring lease for a term by arrangement subject to 5 yearly upward only rent reviews.

RENT

£22,000 per annum exclusive.

BUSINESS RATES

Rateable Value £9,200 (Prospective tenants are advised to make their own enquiries with the the London Borough of Richmond) Small business rate relief maybe available.

LEGAL COSTS

Each party to bear their own legal costs.

USE

A1 retail B1 Office.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available on request

VIEWING

For further information please contact sole agents:

Michael Rogers LLP
020 8332 7788

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Size 91.9 Sq. M (989 Sq Ft) approx.