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Property Consultants & Chartered Surveyors

**7 BARNES HIGH STREET
BARNES SW13 9LW**



857 sq ft (79.62 sq m) approx.

**Prominent Location - Refurbished A1 Shop
May Suit Alternative Uses Under Use Class E**

To Let – New Lease

Tel: 07860 177921

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Location – Barnes is an affluent suburb in south west London, located approximately 6 miles from central London. The property is prominently situated on the south side of Barnes High Street, in the centre of Barnes Village. Nearby occupiers include a number of established traders and businesses including Jigsaw, Sainsbury's Local, Pizza Express, Caffe Nero, Cook, Lea & Sandeman, Gails Bakery, &Feast, The Ginger Pig, Pets Corner, The Real Cheese Company, and numerous restaurants and bars including the renowned The Sun Inn and the Olympic Cinema/Café & Dining Room. The subject property is within close proximity to Barnes Bridge rail station which provides a regular service to London Waterloo, and there are numerous local bus routes including buses to Hammersmith Underground Station (District, Piccadilly, Hammersmith & City and Circle Lines).

Description – The property has been extensively remodelled and refurbished to include: a WC; 3 Phase Electricity; and 2 electrical spurs on right hand wall at ceiling level ready for comfort cooling installation by incoming tenant. The accommodation comprises the following, approximate gross internal areas: Ground Floor 700 sq ft (65.03 sq m); Basement 157 sq ft (14.59 sq m); **Total 857 sq ft (79.62 sq m).**

Terms -The premises are available on a new, effective Full Repairing and Insuring lease, subject to 4 yearly upwards only rent reviews, for a term by arrangement, direct from the Landlord.

Rent - £37,500 per annum exclusive.

Business Rates - The Rateable Value is £32,500 as listed on the Valuation Office Agency Business Rates website. The Business Rates payable for 2019/20 is £15,957. A retail business will qualify for the business rates freeze/holiday for the subject premises for 12 months commencing 1st April 2020. Interested parties are advised to make their own enquiries to include in relation to their eligibility for the temporary Retail Discount scheme with London Borough of Richmond. Tel: 020 8891 7725.

Use: The property benefits from Class A1 Planning Use. From 1st September 2020 it will be within use Class E (which includes A1, A2, A3, B1, and part D1 and D2).

VAT - Rent is not subject to VAT.

Energy Performance Certificate (EPC) – The property has an EPC rating of B42. EPC available on request.

Legal Costs - Each party to be responsible for their own legal and professional costs.

For further information and appointments to view, please contact the sole agents:

NEB Consulting

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September 2020 (1) – Subject to Contract



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