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TO LET

RETAIL – 1,021 SQ FT (94.87 SQ M)
86 Church Road, Barnes, London, SW13 0DQ

DESCRIPTION

The property comprises a ground, lower ground and basement retail unit. With excellent visibility, the unit is laid out to provide open retail space on all floors.

LOCATION

The property is located approximately 500 metres from Barnes Pond and opposite the Olympic Studios. The area is known for its affluence and high-quality family homes.

Neighbouring retailers of note in the area include Gail's Bakery, M&S Foodhall and other independent stores.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	424	39.36
Lower Ground Floor	164	15.24
Basement	433	40.27
TOTAL	1,021	94.87

RENT

£37,000 PAX

RATES

The current Rateable Value of the property is £31,500.

VAT

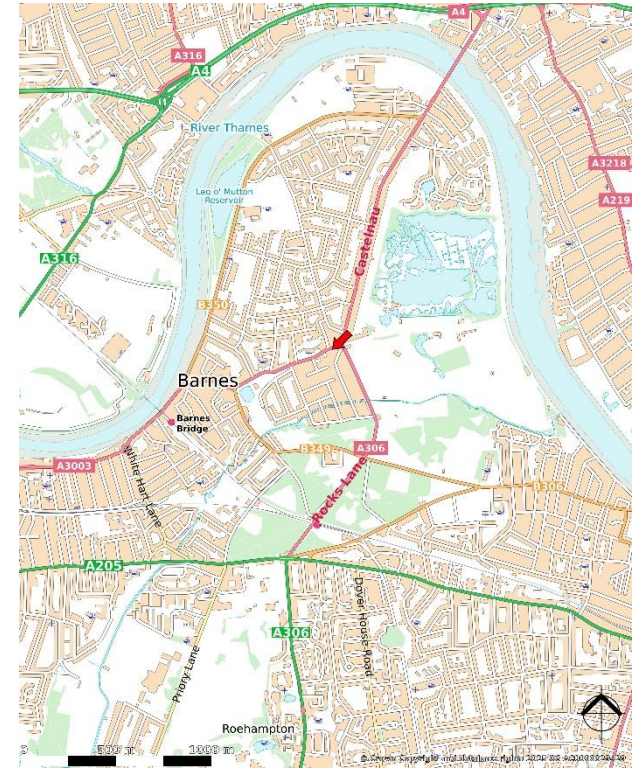
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of B.



VIEWINGS – 020 8662 2700

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