

## 1 CHURCH ROAD, BARNES, SW13 9HE

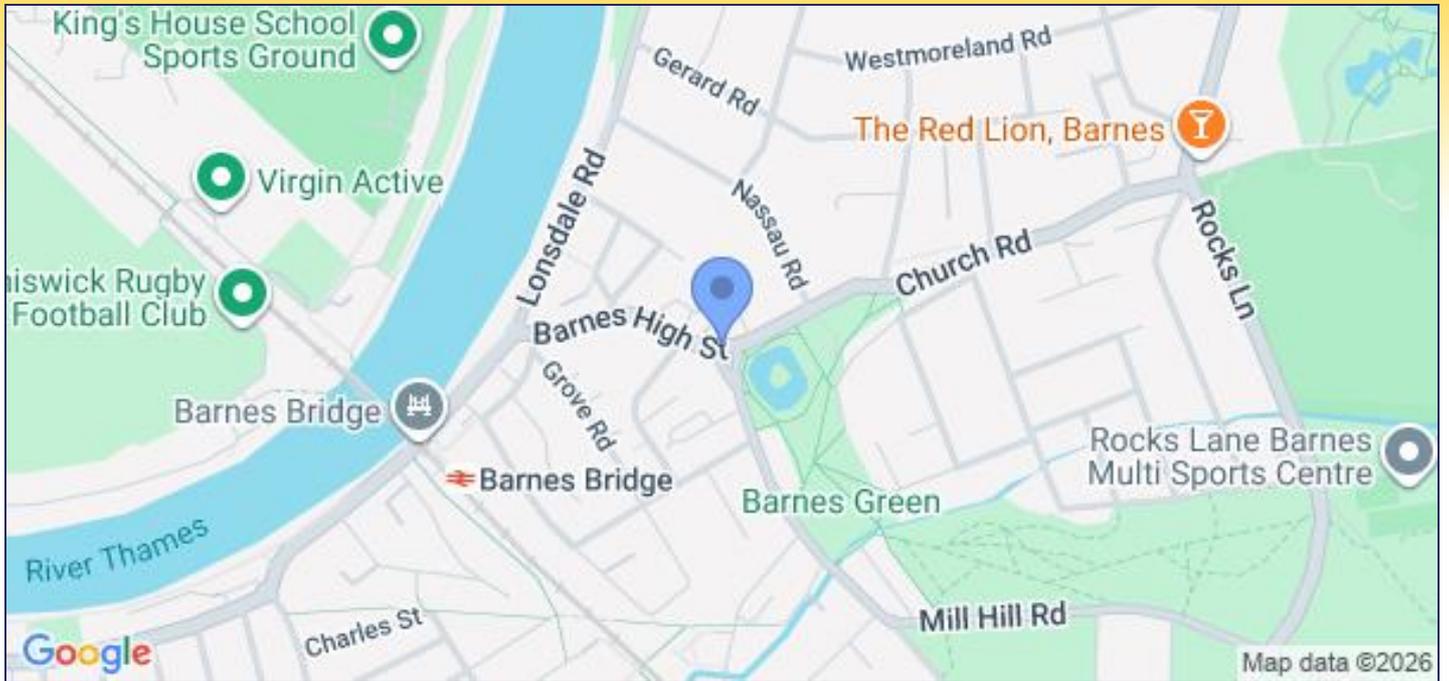


### SUMMARY

- 557 sq ft (51.77 sq m)
- E Class Use
- Opposite Barnes Pond
- To Let
- Rent: £25,000 per annum excl.
- Available on a new Full Repairing and Insuring lease, terms to be agreed.

### AMENITIES

- Basement Storage
- Central Village Location
- Excellent Natural Light
- Kitchen Facilities
- Pay & Display Parking Close By
- Prominent Location



## LOCATION

Barnes is an affluent suburb in South West London with the property being prominently located on the junction of Church Road with Barnes High Street. It is within close proximity of both Barnes Bridge and Barnes stations, which provides a regular service to London Waterloo. There are numerous bus routes providing services to Hammersmith, Putney and Richmond. Barnes village provides excellent boutique shops together with multiple retailers and restaurant/bar facilities. Occupiers include Gails Bakery, Sainsburys Local, Caffè Nero, Cook, Pets Corner and M & S Food

## DESCRIPTION

The premises forms the ground floor and basement of this attractive two storey building. The ground floor is mainly in open plan format which allows for use as either offices or a retail unit. There are kitchen facilities and a WC. The basement provides good additional storage.

## ACCOMMODATION

FLOOR	SIZE
Ground Floor	393 sq ft (36.52 sq m)
Basement	164 sq ft (15.24 sq m)
<b>Total</b>	<b>557 sq ft (52 sq m)</b>

## LEASE / TERM

Available on a new Full Repairing and Insuring lease, terms to be agreed.

## RENT

£25,000 per annum excl.

## RATES

We note from the VOA website that the property has a Rateable Value of £17,000 from 1st April 2026.

## VAT

VAT is not applicable

## EPC RATING

TBC

## LEGAL COSTS

Each party to be responsible for their own legal costs

## VIEWING

Viewing strictly by prior appointment with the agent:

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