WHITMAN & CO. COMMERCIAL

To Let / For Sale



47 Barnes High Street

London, SW13 9LN

Ground Floor Commercial Unit For Sale or To Let

710 sq ft

(65.96 sq m)

- For Sale, or To Let on new lease
- Located in the heart of Barnes, opposite M&S
- Comfort cooling & heating
- Perimeter trunking
- LED lights
- Suspended ceiling
- Carpeted
- Kitchen
- WC

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Summary

Available Size	710 sq ft
Rent	£24,500 per annum £34.50 psf
Price	Offers in the region of £425,000 £599 psf
Rates Payable	£7,776 per annum Please rely upon your own enquiries.
Rateable Value	£18,000
Service Charge	£350 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

47 High Street forms part of a residential and commercial building and comprises of a ground floor office suite of approximately 710 sq ft (65.96 sq m). The offices are part open plan and part-partitioned.

Location

The property is located on Barnes High Street, close to the River Thames in a largely retail and residential area with some commercial office units. The A316 is nearby giving good access to the M3 motorway and central London. Barnes Bridge and Barnes British Rails stations are within a short distance providing regular services into London Waterloo (journey time approx. 20 minutes).

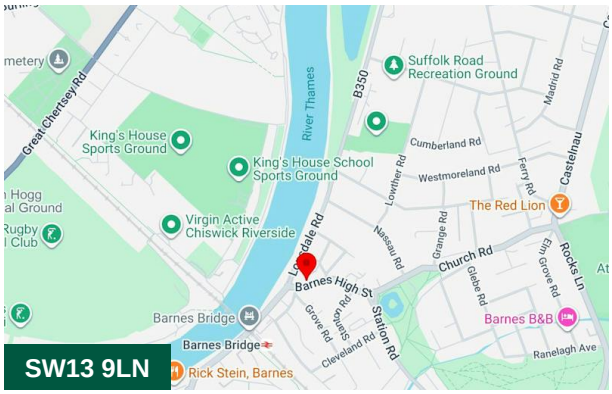
The unit is within close proximity of numerous shops, cafes and restaurants including M & S Food, Sainsbury's, Cote, Rick Stein, Phil Howard's Sonnys, the Olympic Cinema with its private members club and the Riverside Sports Club.

Terms

Available for sale on 999 years lease from 10 June 2004 at a peppercorn rent. Alternatively the property is available on a new effective FR&I lease for a term by arrangement

Viewings

Strictly by arrangement with Whitman & Co or our joint Agents Michael Rogers.



Viewing & Further Information



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