

**RETAIL UNIT TO LET****LOCATION**

The property is located on a prominent corner location on the junction of Church Road and Castlenau in Barnes. The location is renowned for its mix of gift shops, boutiques and cafes.

**DESCRIPTION & FLOOR AREAS**

The accommodation comprises a ground floor and basement unit which originally had an A1 and A2 use but will now come under the new commercial use class E.

The unit benefits from a kitchen and WC to the rear of the property.

The unit has the following approximate net internal area: -

FLOOR	SQ M	SQ FT
Ground Floor	95	1,025
Basement	52	555
Total	146	1,580

**TERMS**

The unit is held on an existing full repairing and insuring lease which expires on the 9<sup>th</sup> December 2024.

**RENT**

£37,000 per annum exclusive.

**USE**

A1 / A2

**BUSINESS RATES**

Rateable Value: £39,750

Rates Payable (2019-20): £19,835.25

Prospective tenants are advised to make their own enquiries with the Local Authority. Retail rate relief may be available.

**EPC**

Upon request.

**LEGAL COSTS**

Each party to bear their own legal costs.

**ANTI MONEY LAUNDERING**

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**VIEWING**

For further information please contact joint agents:

**Michael Rogers LLP**

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**Size 1,580 Sq. ft. (95 Sq. m) Rent £37,000 per annum**

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