

**41 High Street,  
Barnes  
London  
SW13 9LN**



**Ground Floor Office with planning to  
convert to residential  
For Sale**

**749 sq. ft (69.58 sq. m) approx.**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond, TW10 6UQ  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

## 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 Rail Stations are within a short distance providing a regular service into London Waterloo with a journey time of approximately 20 minutes. There are also frequent bus services to Hammersmith, where it is possible to connect to the underground, District Piccadilly Hammersmith & City and line. Heathrow is approximately 20 mins by car.

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

## Description

41 High Street is a ground floor office suite of approximately 749 sq. ft (69.58 sq. m) and forms part of a residential and commercial building. The offices are open plan.



The property now has planning permission for change of use of existing office to residential use, to provide a one-bedroom flat with a new window opening to the rear.

## Amenities

- Timber floor.
- Comfort cooling and heating.
- Electric heating.
- Perimeter trunking
- Suspended ceiling.
- Category II lights.
- Self-contained Entrance.
- Rear access/area.
- Kitchen.
- WC.
- Alarm.
- Remote storage/Bike shed.
- 5 business parking permits.

## Terms

The property is available on 999 years lease from 10<sup>th</sup> June 2004 at a peppercorn rent.

**Price**

£475,000 excluding VAT

**Service charge**

We are advised that the service charge is £350 per annum excluding VAT.

**Business Rates**

We are advised that the property has a rateable value of £16,250. The poundage rate is 0.491 giving rates payable of £7,978.75 per annum. You are advised to make your own enquiries at the VOA.

**EPC**

C61.

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**Michael Rogers LLP**

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Subject to Contract April 2023

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