

**157 White Hart Lane
Barnes
SW13 0JP**



248 Sq. ft (23.00 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788

Suite A, 1 Hill Rise, Richmond TW10 6UQ

www.michaelrogers.co.uk

Location:

The property is located on White Hart Lane. White Hart Lane is a thriving local high street. The area is well served with respect to transport, with Barnes Bridge station providing direct links to and from central London. White Hart Lane is located in the high value residential area of Barnes. The location is renowned for its mix of gift shops, boutiques and cafes.

Description:

The lock-up shop unit is arranged over the ground floor. The unit has visible frontage onto White Hart Lane. The unit is available in shell condition ready for tenants fit-out and benefits from a WC and an awning..

Amenities:

- WC
- Comfort cooling and heating
- Kitchenette
- Gas radiator

Accommodation:

FLOOR	SQ FT	SQ M
Ground	248	23.00
TOTAL	248	23.00

**Terms:**

The building is available on a new effective full repairing and insuring lease for a term by arrangement.

Rent:

£19,500 per annum exclusive. The building is not elected for VAT.

Business Rates:

The rateable value is £12,250 giving rates payable of £6,112.75 per annum.

Small business rate relief may be available.

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

Upon application.

Anti Money Laundering:

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For further information please contact sole agents:**Michael Rogers LLP**

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Subject to Contract
February 2024

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