

TO LET

RETAIL – 670 SQ FT (62.69 SQ M) 100 Church Road, Barnes, London, SW13 0DQ

# Rent | £20,000 PAX

# **Class E - Retail Unit to Let**

#### DESCRIPTION

The property comprises a ground floor and basement retail unit. With excellent visibility, the unit is laid out to provide an open plan retail area with a basement and single WC.

# LOCATION

The property is located approximately 500 metres from Barnes Pond and opposite the Olympic Studios. The area is known for its affluence and high-quality family homes.

Nearby retailers of note in the area include Gail's Bakery, M&S Foodhall and other independent stores.

#### ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	387	35.93
Basement	284	26.36
TOTAL	670	62.29

### RENT

£20,000 PAX

## RATES

The current Rateable Value of the property is  $\pounds 17,500$ .

#### VAT

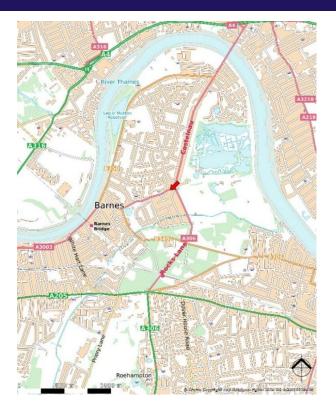
VAT will be charged on the quoting terms.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

#### EPC

The property has an EPC rating of C.











# VIEWINGS – 020 8662 2700 Matt Morris t: 07894 Richard Pyne t: 01273

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