36A HIGH STREET BARNES

367 sq ft / 34.10 sq m

ADDRESS

36A High Street
Barnes
SW13 9LP

DESCRIPTION

Commercial Unit To Let

The property is located on the High Street, overlooking the River Thames. The area is well know for its mix of gift shops, boutiques and cafes. Barnes Bridge station is within easy walking distance, providing rail services to London Waterloo. Numerous bus routes serve the area. The property comprises of a ground floor end of terrace unit with rear access. The property is currently trading as a coffee shop.

Dated: 08/11/2026

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SPECIFICATION

- Tiled flooring
- Comfort cooling & heating
- Understairs cupboard
- Spotlights
- Perimeter sockets
- WC
- Kitchen

Tenure	The unit is available on a new effective full repairing & insuring lease for a term by arrangement
Rent	£35,000 per annum exclusive
Service Charge	35% of costs towards the common parts of the building. This is charged as and when works are carried out rather than through an on-account basis, Insurance £432.88 per annum exclusive
Rates	RV £16,500. Rates payable £6,303 for 2026/27. Discounted rate for retail, hospitality and leisure. This discount may change in the following financial year depending upon Government policy
Size	367 sq ft / 34.10 sq m

CONTACT

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Dated: 08/11/2026

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