

RETAIL UNIT TO LET



LOCATION

The property is located in Barnes on the High Street overlooking the River Thames. The location is renowned for its mix of gift shops, boutiques and cafes.

DESCRIPTION & FLOOR AREAS

The subject unit comprises a retail shop arranged over a ground floor. It is end of terrace with rear access.

The unit benefits from the following amenities:

- Timber floor.
- Comfort cooling and heating.
- Understairs cupboard.
- Spotlights and pendant lights.
- Perimeter sockets
- WC.
- Kitchen.

The unit has the following approximate net internal area: -

FLOOR	SQ M	SQ FT
Total	34.1	367

TERMS

The unit is available on a new full repairing and insuring lease for a term by arrangement, subject to vacant possession.

RENT

£27,500 per annum exclusive.

USE

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BUSINESS RATES

Rateable Value: £12,750, increasing to £13,250 on 1st April 2023

Rates Payable: £6,362.25, increasing to £6,611.75 on 1st April 2023.

Prospective tenants area advised to make their own enquiries with the Valuation Office Agency. Small business rate relief may be available.

EPC

Upon Application

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 £423.88 per annum exclusive



LEGAL COSTS

Each party to bear their own legal costs.



Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

VIEWING

For further information, please contact joint agents:

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Size 367 Sq. ft. (34.10 Sq. m) Rent £27,500 per annum

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