

**Michael  
Rogers**

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**49 White Hart Lane  
Barnes  
SW13 0PP**

## RETAIL UNIT TO LET



### LOCATION

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

### DESCRIPTION & FLOOR AREAS

The accommodation comprises ground floor retail unit which has been fitted out as a hair salon. There is a basement, kitchen and WC. The unit also benefits from a private forecourt area to the front of the property.



### TERMS

The unit is available on a new full repairing and insuring lease for a term by arrangement subject to 5 yearly upward only rent reviews.

### RENT

£25,000 per annum exclusive.

### BUSINESS RATES

Rateable Value £6,800 (Prospective tenants are advised to make their own enquiries with the Valuation Office Agency.) Small business rate relief maybe available.

### LEGAL COSTS

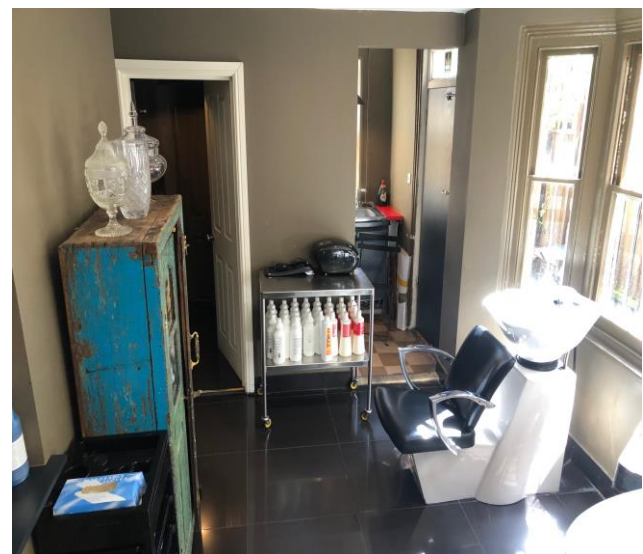
Each party to bear their own legal costs.

### USE

Commercial use E.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Upon application



	SQ FT	SQM
Ground	450	41.80
Lower Ground	163	15.14
Total Approx.	613	56.94



### 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 sole agents:

Michael Rogers LLP  
020 8332 7788

Niall Christian  
[niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)



Subject to Contract June 2022

**Size 56.94 Sq. M (613 Sq Ft) approx.**

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