Michael Rogers

Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisors

36A HIGH STREET
BARNES
SW13 9LP

COMMERCIAL UNIT

TO LET

367 Sq ft (34.10 Sq m)

020 8332 7788
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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.

Barnes is one of the most desirable locations in South West London to both live and work. Barnes Bridge Station is located within easy walking distance, providing services to Waterloo. Numerous bus services serve the area.

Description:

The subject unit comprises a retail shop arranged over ground floor. The unit is end of terrace with rear access. The accommodation is currently trading as a coffee shop. We understand the current tenant will be removing all fixtures and fittings.

Accommodation:

The unit has the following approximate gross internal area:

FLOOR	SQ M	SQ FT
Total	34.1	367

Amenities:

- Tiled floor
- Comfort cooling and heating
- Understairs cupboard
- Spotlights
- Perimeter sockets
- WC
- Kitchen

Lease terms:

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

Rent:

£35,000 per annum exclusive.

Rating Assessment:

We are advised that the rateable value is £16,500 giving rates payable of £6,303.00 for 26/27. (Discounted rate for retail, hospitality and leisure) This discount may change for the following financial year depending on government policy.

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

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.

EPC:

Upon application.

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:

Through Sole Agents.

Michael Rogers LLP.

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Subject to Contract February 2026

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