

**47 High Street,
Barnes
London
SW13 9LN**



**Ground Floor Commercial Unit
For Sale/To Let
710 sq. ft (65.96 sq. m) approx.**

020 8332 7788
Suite A, 1 Hill Rise, Richmond, TW10 6UQ
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Location

The property is located on Barnes High Street close to the River Thames in a largely retail and residential area with some commercial office units. The A316 is nearby giving good access to the M3 Motorway and Central London. Barnes Bridge and Barnes British Rail Stations are within a short distance providing regular services into London Waterloo with a journey time of approximately 20 minutes. There are also frequent bus services to Hammersmith, where it is possible to connect to the Underground; District, Piccadilly, Hammersmith & City Line. Heathrow is approximately 20 mins by car.

The unit is within close proximity of numerous shops, cafes and restaurants including M&S Food, Sainsbury's, Cote, Rick Stein, Phil Howard's Sonny's, the Olympic Cinema with its private members club and the Riverside Sports Club.

Description

47 High Street is a ground floor office suite of approximately 710 sq. ft (65.96 sq. m) and forms part of a residential and commercial building. The offices are part open plan and part partitioned.

Amenities

- Comfort cooling and heating
- Perimeter trunking
- LED lights
- Suspended ceiling
- Carpeted
- Kitchen
- WC
- Potential business parking permits.

Terms

The property is available for sale on 999 years lease from 10th June 2004 at a peppercorn rent.

Alternatively, the property is available on a new effective full repairing and insuring lease for a term by arrangement

Price

£425,000 excluding VAT.

Rent

£24,500 per annum exclusive.

Service charge

We are advised that the service charge is £350 per annum excluding VAT.

Business Rates

We are advised that the property has a rateable value of £18,000. The poundage rate is 0.432 giving rates payable of £7,776.00 per annum for 2026/27. Interested parties should make their own enquiries at the VOA.

EPC

C63.

Anti Money Laundering

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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.

For further information please contact:

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Subject to Contract July 2026

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