

FOR SALE / TO LET



47 HIGH STREET, BARNES SW13 9LN

Ground Floor Commercial Unit 710 sq ft (65.96 sq m) approx.

**Michael
Rogers**

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PRICE | £425,000 excluding VAT.

RENT | £24,500 per annum exclusive.

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 Rails stations are within a short distance providing regular services into London Waterloo (journey time approx. 20 minutes).

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

AMENITIES

- Comfort cooling & heating
- Perimeter trunking
- LED lights
- Suspended ceiling
- Carpeted
- Kitchen
- WC
- Potential business parking permits
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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 & insuring lease for a term by arrangement.

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 2026/2027. Interested parties should make their own enquiries at the VOA.

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ANTI MONEY LAUNDERING

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