

# FOR SALE

PROSPECT STUDIOS, 67 BARNES HIGH ST, BARNES SW13 9LE

Long Leasehold Property      5348 sq ft / 496.77 sq m

Michael  
Rogers

020 8332 7788  
[michaelrogers.co.uk](http://michaelrogers.co.uk)

# Prospect Studios, 67 High Street, Barnes SW13 9LE

5,348 sq ft / 496.77 sq m

Viewing: Niall Christian t : 0208332 7788 m : 07780 678684 e : [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Josh Thompson t : 0208332 7788 m : 07701 086242 e : [josh.thompson@michaelrogers.co.uk](mailto:josh.thompson@michaelrogers.co.uk)

Michael  
Rogers

## LOCATION

The property is situated on the north side of the High Street, to the rear of Seaforth Lodge, a mixed commercial and residential building. The property is not readily visible from the High Street and is accessed via the undercroft of Seaforth Lodge.

Barnes is a suburban district in the London Borough of Richmond upon Thames. Located in the northeast of the Borough and south of the River Thames, it is situated approximately six miles southeast of central London. Neighbouring areas include Hammersmith, Putney, Mortlake and Chiswick. Barnes has two railway stations (Barnes and Barnes Bridge) and bus routes serve central London and Richmond.

There is a good provision of shopping and food venues on the High Street. Local occupiers include independent retailers as well as national companies generally in the food-retail or dining venue sectors, with several estate agents and other independent retailers.

## DESCRIPTION

The two-storey building which was built in the 1980's is of brick construction under a largely flat roof. There is a glazed prism shaped atrium which projects from the front elevation at first floor level.

The ground floor comprises a reception area with small canopy entrance and mainly open plan offices. The first floor comprises open plan offices and breakout area.

The property benefits from the following amenities:

- Raised floors
- Gas central heating
- Partial air-conditioning
- Suspended ceilings
- Recessed strip and spot lighting
- Kitchenette
- Part carpeted
- Part lino flooring
- 8 no. car parking spaces



**ACCOMMODATION**

The property has the following approximate floor areas.

| Floor  | Sq Ft | Sq M   |
|--------|-------|--------|
| Ground | 3,053 | 283.60 |
| First  | 2,295 | 213.17 |
| Total  | 5,348 | 496.77 |

**RATES**

We have been advised that the building has a Rateable Value of £150,000, giving rates payable of £72,000 per annum for 2026/2027.

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

**TENURE**

The property is held on a 125-year lease from 1<sup>st</sup> January 1982.

The ground rent rises from £500 per annum to £1,000 per annum in 2032, after a further 25 years to £2,000 per annum, and then to £4,000 per annum.

The property can be used as a studio, dance and fitness centre, office, warehouse, clinic, creche, day nursery and consulting rooms / surgery. It cannot be used for residential purposes without the agreement of the freeholder.

The property contributes 50% of the costs incurred in managing the wider estate on which it sits.

**ENERGY PERFORMANCE CERTIFICATE**

D91.

**VAT**

The property is elected for VAT.

**PRICE**

On application.

**LEGAL COSTS**

Each party to bear their own 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.

**For further information please contact:  
Joint Agents**

### **Michael Rogers LLP. Tel: 020 8332 7788**

Niall Christian      Tel: 07780 678684   Email: [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)  
Joshua Thompson    Tel: 07701 086242   Email: [Joshua.thompson@michaelrogers.co.uk](mailto:Joshua.thompson@michaelrogers.co.uk)

### **Whitman & Co Commercial**

Jeremy Day            Tel: 07966 810030   Email: [jd@whitmanandco.com](mailto:jd@whitmanandco.com)

Subject to Contract  
September 2026



The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ