



Picton Jones & Co

0121 643 3232

TO LET
SHOP & PREMISES
51 CHURCH ROAD
BARNES
LONDON, SW13 9HH



SITUATION / LOCATION

Barnes is a District of the London Borough of Richmond Upon Thames, centered circa 8.5 KM South West of Charring Cross. Having an extremely affluent Population, a 2014 Survey found that Barnes has the Highest Proportion of Independent Shops of any Area in Britain.

The Subject Premises are Located in one of the Best Trading Locations at the Heart of Barnes being opposite the Green and near the Pond.

Nearby Retailers include Gail's Bakery with other Retailers in the vicinity including Londis, Ginger Pig Butchers, Sainsburys Local, Marks and Spencers Simply Food, Jigsaw, Cook, etc.

DESCRIPTION / ACCOMMODATION

The Premises Comprises a Ground Floor Lock-Up Shop and benefit from Rear Servicing Provisions with on Street Car Parking to the Frontage.

Fitted Out to a High Standard, the Premises have a Modern Shop Front, Lined / Plastered Walls, Suspended Ceiling, Gridmate Lighting, etc.

Gross Frontage	14' 6"
Internal Width	13' 9"
Shop Depth	58' 2"
Ground Floor Sales	830 sq ft
WC Accommodation	

TENURE / RENTAL

The Premises are held by way of an Existing Lease for a Term of 10 Years from the 1st March 2017 on effective FR&I Terms, subject to a Rent Review and Tenant Only Option to Break at Expiration of Year 5, at a Current Rent Payable of £42,000 p.a.x.

Premium Offers are Invited for the Benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings.

RATEABLE ASSESSMENT

We are verbally advised that the Retail Premises have a Rateable Value of £26,250.00 and rates payable for 2020/2021 of £13,098.75.

A 12 month business rates holiday for all 'eligible' Retail and Leisure Businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the Local Authority.

LEGAL COSTS

The Ingoing Tenants to be responsible for all legal costs associated with the transaction.

VIEWING

STRICTLY BY APPOINTMENT The Staff are Unaware of the Impending Disposal and Viewing is Strictly through Appointment with the Sole Retained Agents. Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/01/19)

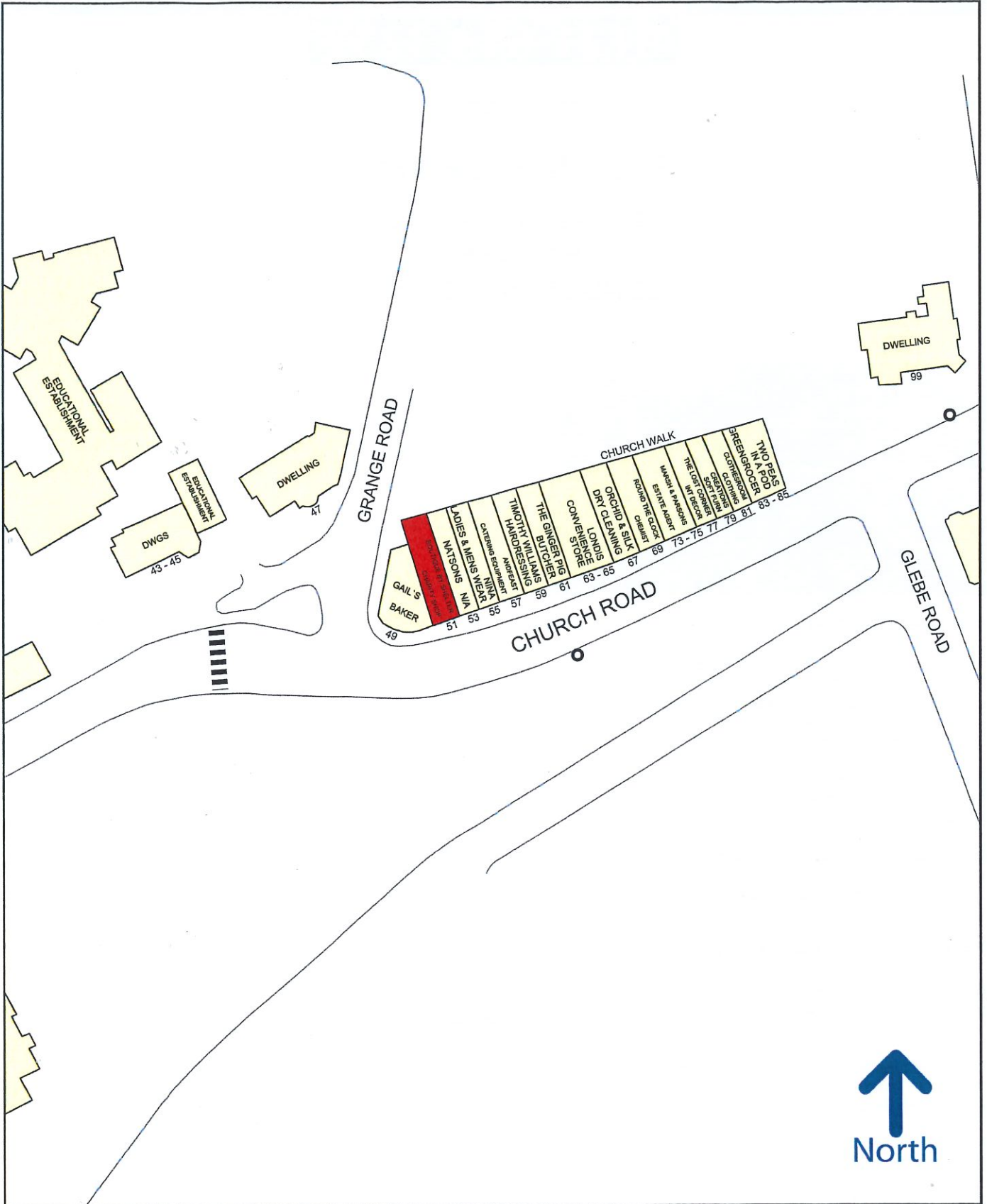
SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representations or warranty in relation to the Property.



TALBOT HOUSE, 14, DIGBETH, BIRMINGHAM, B5 6BH. FAX: 0121 643 6216

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50 metres

Experian Goad Plan Created: 08/03/2019
Created By: Picton Jones

