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TO LET

RETAIL – 1,580 SQ FT (146.78 SQ M)  
102 Church Road, Barnes, London, SW13 0DH

**DESCRIPTION**

The property comprises a ground floor and basement retail unit. With excellent visibility, the unit is laid out to provide an open plan retail/office area with a basement area with kitchenette and single w/c.

**LOCATION**

The premises are sited on the corner of Church Road, Rocks Lane and Castlenau. Approx 400 metres from Barnes Pond, The property is close to the Olympic Studios, and the area is known for its high-quality family homes.

The famous Sun Inn is close by with other occupiers of note in the area include Gail's, M & S Food Hall and other independent stores.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	1,025	95.22
Basement	555	51.56
<b>TOTAL</b>	<b>1,580</b>	<b>146.78</b>

**RENT**

£37,000 PAX

**RATES**

The current Rateable Value of the property is £43,750.

**VAT**

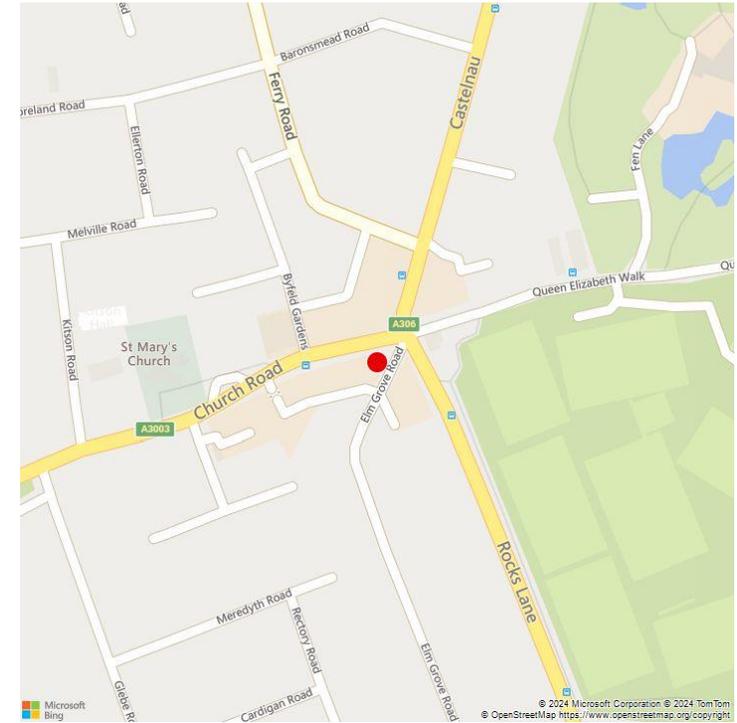
VAT will be charged on the quoting terms.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

The property has an EPC rating of D.



**VIEWINGS – 020 8662 2700**

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