



## 155 Church Road, Barnes SW13 9HR

*Ground Floor Retail Premises*

**TO LET**

Area: 604 FT<sup>2</sup> (56M<sup>2</sup>) | Rent: £32,500 Per Annum



**Air Conditioning**



**Area**  
604 sq ft



**Availability**  
Available immediately



**Kitchen**  
Kitchen plus WC

**LOCATION:**

Barnes is a highly affluent area within the borough of Richmond Upon Thames in South West London. Conveniently located equidistant from the M4 via Chiswick and the A3 via Roehampton the town also benefits from direct rail links to Waterloo from Barnes and Barnes Bridge Stations. The property is situated in the heart of Barnes Village fronting onto Castelnau at the main intersection where Rocks Lane meets Church Road and Queen Elizabeth Walk. Nearby retailers include Starbucks, Maze Gallery, Olympic Studios and Gail's.

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)

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### DESCRIPTION:

Ground floor E Class retail premises comprising front reception/waiting area, separate treatment rooms and ancillary space to the rear with kitchenette and WC facilities. The shop benefits from an excellent display frontage with high ceilings and floor to ceiling glazing allowing for good natural light. There is also rear access for deliveries.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	604	56
<b>TOTAL</b>	<b>604 sqft</b>	<b>56 sqm</b>

### AMENITIES:

- Excellent display frontage
- Separate treatment rooms
- Suitable for E Class users
- Air conditioning
- Kitchenette plus WC
- Rear access for deliveries

**LEASE:** A new Full Repairing and Insuring lease offered, the terms of which are to be agreed.

**RENT:** £32,500 Per Annum

**VAT:** Not applicable.

**SERVICE CHARGE:** Upon application.

**RATES PAYABLE:** The rateable value according to the VOA is: £20,000.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



**Andy Shaw**  
07498 854767  
ashaw@stirlingshaw.co.uk

