



Picton Jones & Co

0121 643 3232

**TO LET**

**SHOP & PREMISES**

**125 CHURCH ROAD  
BARNES  
LONDON, SW13 9HR**



#### **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 close by the Junction of Church Road with Queen Elizabeth Walk and Rocks Lane.

Nearby Occupiers include Starbucks, McColl CTN, Nat West, etc – See Plan Over.

#### **DESCRIPTION/ACCOMMODATION**

The Premises Comprises a Ground Floor Shop with Basement Ancillary and benefit from Rear Servicing Provisions.

Fitted Out to a High Standard, the Sales Area benefits from a Modern Shop Front, Lined / Plastered Walls, Suspended Ceiling, Gridmate Lighting, etc.

Gross Frontage	16'
Internal Width	14' 9"
Ground Floor Sales	600 sq ft
Ground Floor Ancillary	115 sq ft
Basement Stores	625 sq ft

#### **TENURE / RENTAL**

The Premises are Available by way of a New FR&I Lease for a Term of 10 Years, subject to a Rent Review at Expiry of Year 5, at a Commencing Rental of £42,000 p.a.x.

#### **RATEABLE ASSESSMENT**

We are verbally advised that the Retail premises have a Rateable Value of £38,000 and rates payable for 2023/2024 of £18,962.00.

The latest Government retail relief scheme gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from **1<sup>st</sup> April 2023** until **31<sup>st</sup> March 2024** (up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information.

#### **LEGAL COSTS**

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

#### **VIEWING**

**STRICTLY BY APPOINTMENT** Viewing is Strictly through Appointment with the Sole Retained Agents Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2022).

#### **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 representation or warranty in relation to the Property.



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