

THE STUDIO, 20 BARNES HIGH STREET, BARNES, SW13 9LW

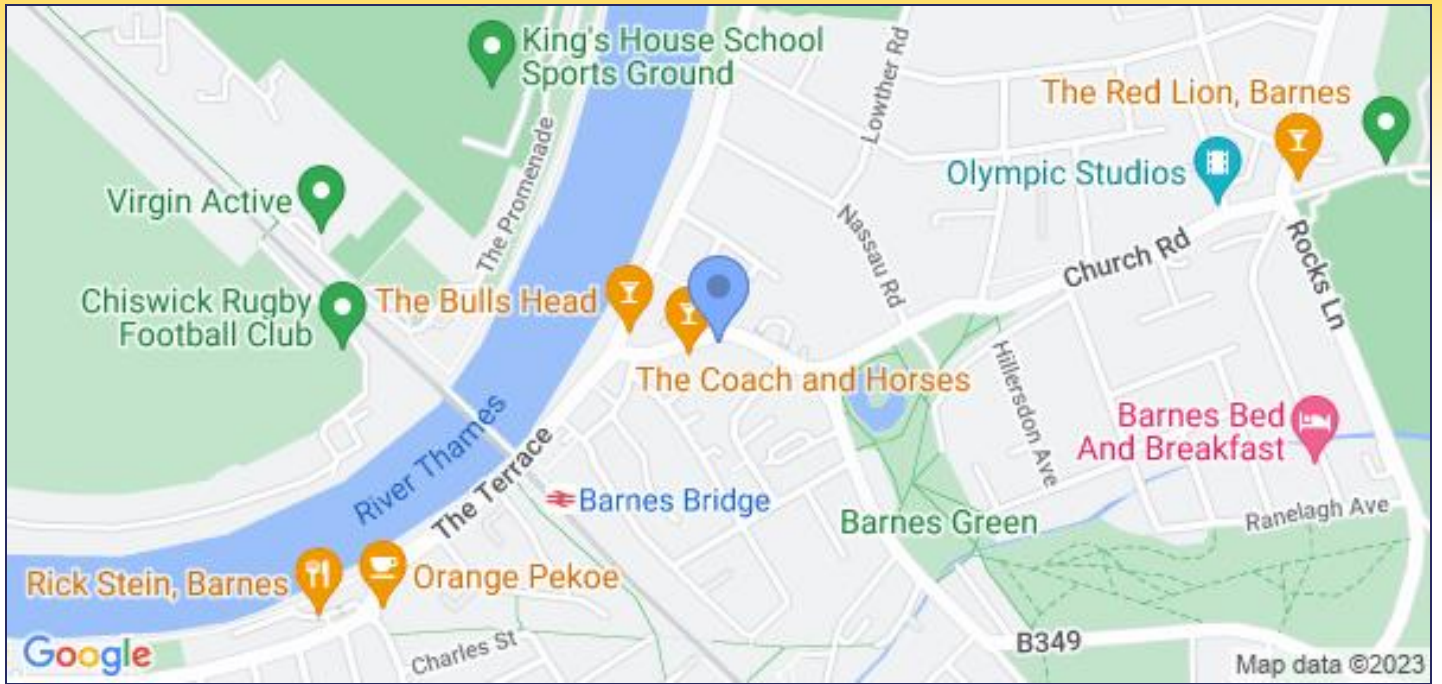


SUMMARY

- 765 to 1,475 sq ft (71.10 to 137.08 sq m)
- Barnes town centre
- Potential to combine with adjoining premises
- To Let
- Rent: £27,000
- Offered on a new lease for a term of years.

AMENITIES

- Affordable commercial space
- Commercial Class E Use
- External storage
- Kitchenette
- Potential to combine with r/o no.19
- WC



LOCATION

Located in the heart of Barnes, just off the High Street, situated midway between the River and the pond.

DESCRIPTION

The Studio is a two storey rendered building situated in a private courtyard accessed off Barnes High Street, via a private pedestrian passage way as well as a gated access from neighbouring Liffords Place. The property may also taken in combination with the adjoining property (rear of 19) with external space.

ACCOMMODATION

The property which benefits from good natural light is arranged over two floors and has been recently refurbished.

| FLOOR | SIZE |
|------------------------|-------------------------------|
| The Studio | 765 sq ft (71.10 sq m) |
| Rear of 19 High Street | 710 sq ft (65.99 sq m) |
| Total | 1,475 sq ft (137 sq m) |

LEASE / TERM

Offered on a new lease for a term of years.

RENT

£27,000

RATES

The rateable value of the property is £5,800 pa and therefore benefits from full business rates relief.

VAT

VAT is not applicable

EPC RATING

Available upon request

VIEWING

Viewing strictly by prior appointment with the agent:

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