



Property Consultants & Chartered Surveyors

## 7 BARNES HIGH STREET BARNES SW13 9LW



### **RARE OPPORTUNITY**

### **Freehold Mixed-Use Investment For Sale**

**Income Producing 4 Storey Property in Barnes Village  
Recently Redeveloped/Remodelled to an Exceptional Standard  
Ground Floor Shop, 2 Residential Flats Above (One a Duplex) &  
Rear Mews Style Cottage – Fully Let  
GUIDE PRICE £2.6M TO £2.8M**

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**Summary:**

- Popular and affluent South West London suburb.
- Central High Street location within the heart of Barnes Village, close to Barnes Village Green.
- One of the best High Streets in London.
- Located approximately 6 miles from Central London, the property is prominently situated on the south side of Barnes High Street.
- Two Mainline stations, Barnes Bridge Rail Station and Barnes Rail Station, provide easy access to Central London.
- Tenure – Freehold.
- Total rental income of £116,000 per annum exclusive
- Shop rent reversionary, subject to upwards only rent review on 1<sup>st</sup> July 2026.
- Guide price of £2,600,000 (two million six hundred thousand pounds) to £2,800,000 (two million eight hundred thousand pounds), subject to contract.
- Blended Gross Reversionary Yield 5% to 4.64%, as of 1<sup>st</sup> July 2026 following rent review of commercial unit.
- VAT is not applicable.

**Location** – Barnes is an affluent suburb in south west London, located approximately 6 miles from central London. The property is prominently situated on the south side of Barnes High Street, in the centre of Barnes Village. It is within close proximity to Barnes Bridge rail station which provides a regular service to London Waterloo, and there are numerous local bus routes including buses to Hammersmith Underground Station (District, Piccadilly, Hammersmith & City and Circle Lines). Barnes High Street is an attractive retail location with a strong local community, situated in one of the most affluent areas of London. It provides a number of boutique shops, local businesses, estate agents, including The Wos Barnes, Sainsbury's Local, M&S Food, Pizza Express, Caffe Nero, Cook, Lea & Sandeman, Gails Bakery, &Feast, The Ginger Pig, Pets Corner, The Real Cheese Shop, and numerous restaurants and bars including the renowned The Sun Inn and the Olympic Cinema/Café & Dining Room.

**Description** - The subject property is prominently located in desirable Barnes High Street in the heart of Barnes Village and arranged as a ground floor and basement shop unit with a 1 bedroom flat on the first floor and a 1 bedroom duplex flat on the second & third floor with lovely west facing terrace adjoining the kitchen. To the rear there is a 2 bedroom mews style cottage with a residential parking permit, 6 solar panels and a 5.32 kW storage battery. The entire property was substantially redeveloped and remodelled to an exceptional standard in 2019, behind the existing façade (including a new slate roof at the front and rear).

**Tenancies:**

**Ground floor & basement shop** - let to Hermanos Columbian Coffee Roasters Ltd on an effective full repairing and insuring basis (FRI) at a rent of £35,000 per annum exclusive for a term of 10 years from 1<sup>st</sup> July 2021, with over 5 years unexpired, and a rent review on an upwards only basis to the open market rental value on the 1<sup>st</sup> July 2026. The lease is outside the security of tenure provisions of the Landlord & Tenant Act 1954. A rent deposit of £8,750 is reserved by a Rent Deposit deed dated 1<sup>st</sup> July 2021. The Estimated Rental Value (ERV) is considered to be in the region of £49,000 per annum exclusive.

**1 bedroom first floor flat** – let on an AST at a rent of £23,400 pa for a term of 2 years from 1<sup>st</sup> October 2025.

**1 bedroom second & third floor duplex flat** - let on an AST at a rent of £26,400 pa for a term of 1.5 years from 3rd May 2025.

**2 bedroom mews style cottage at the rear** - let on an AST at a rent of £31,200 pa for a term of 2 years from 6<sup>th</sup> September 2025.

**Accommodation** - The property provides the following approximate internal areas:

Shop Premises	Sq Ft (NIA)	Sq M (NIA)
Ground Floor Shop	685	63.64
Basement (via trap door)	137	12.73
<b>TOTAL</b>	822	76.37
<b>ITZA</b>	536.16	49.81
Residential Premises	Sq Ft (GIA)	Sq M (GIA)
<b>Flat 1 – 1<sup>st</sup> floor</b>	605	56.2
<b>Flat 2 – 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor Duplex</b>	834 plus terrace/balcony	77.48
<b>Mews Style Cottage B, G, &amp; 1<sup>st</sup></b>	1,021	94.90



## Tenancy Schedule

Commercial Tenant	Address	Term Years	Lease Start	Lease End	Break Option	1954 Act	Area Sq Ft NIA	Rent pa	£ / sq ft	Next Review	ERV*	Rent Deposit
Hermanos Columbian Coffee Roasters Ltd	Shop 7 Barnes High Street	10	01/07/2021	30/06/2031	Expired	Outside	822 536.16 ITZA	£35,000	65.91 Zone A	01/07/2026	£49,000 £91.44 Zone A	£8,750
Residential Tenants	Address	Term Years	Lease Start	Lease End	Break Option	AST	Area Sq Ft GIA	Rent pa	-	-	ERV	Rent Deposit
2 Individuals	Flat 1 7B Barnes High Street	2	01/10/2025	30/09/2027	After 22 months	Yes	605 1 bed	£23,400	-	-	£23,400	£2,250
2 Individuals	Flat 2 7B Barnes High Street	1.5	03/05/2025	02/11/2026	After 16 months	Yes	834 1 bed	£26,400	-	-	£26,400	£2,538.46
2 Individuals	Mews Cottage 7A Barnes High Street	2	06/09/2025	05/09/2027	After 22 months	Yes	1,021 2 bed	£31,200	-	-	£31,200	£3,000
							<b>TOTAL</b>	<b>£116,000</b>			<b>TOTAL ERV</b>	<b>£130,000</b>

\***Estimated Rental Value (ERV)** – 7 Barnes High Street based on settlement of April 2023 Lease Renewal of 6 Barnes High Street at £53,875 pa ex & November 2025 Rent Review of 8-9 Barnes High Street at £62,000 pa ex.

**Tenure** – Freehold, subject to existing tenancies.

**Local Council** - London Borough of Richmond Upon Thames.

**Energy Performance Certificate (EPC)** – The property has the following EPC ratings: ground floor shop B42; Flat 1 C74; Flat 2 C78 and the Mews Style Cottage B85, which has 6 solar panels and a 5.32 kW storage battery.

**Further Information** – EPCs, Lease, ASTs, floor plans and supporting documents, including Asbestos Refurbishment Survey, Asbestos Register and EICRs available on request.

**AML** - In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

**Legal Costs** - Each party to be responsible for their own legal and professional costs.

**VAT** – The property has not been elected for VAT. As such this sale will be exempt from VAT which will be highly attractive to private investors and no pre-emptions rights exist.

**Proposal** – We are instructed to seek offers with a guide price of £2,600,000 (two million six hundred thousand pounds) to £2,800,000 (two million eight hundred thousand pounds), subject to contract, which reflects a Blended Gross Reversionary yield of 5% to 4.64%, as of 1<sup>st</sup> July 2026 following rent review of commercial unit.

Our client is only considering a sale to release funds to enable an alternative purchase at some stage in the future, unconnected to the subject transaction.

**Viewing is strictly by prior appointment with the sole agent NEB Consulting**

Nick Blackwell

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**See below for more photos of all the accommodation.**

Subject to Contract – February 2026





# RETAIL



# FLAT 1



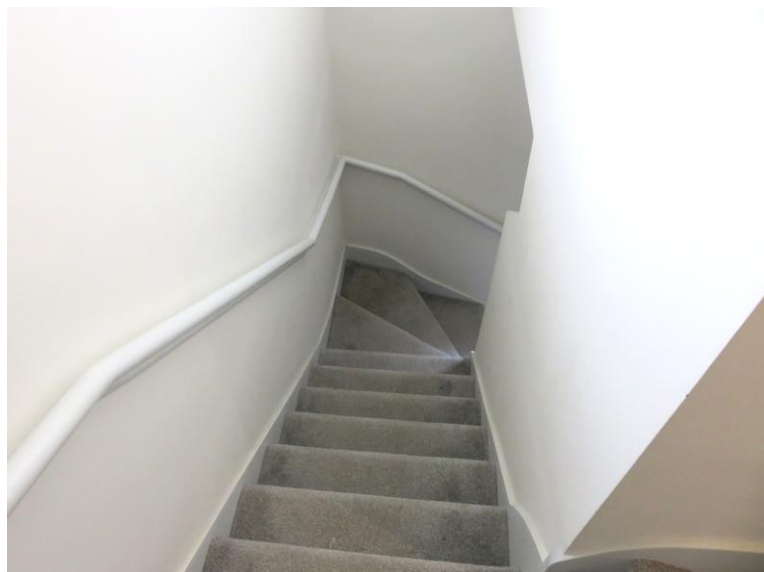
# FLAT 2 (DUPLEX)





# MEWS STYLE COTTAGE







## BEAUTIFUL BARNES

