



21 Station Road, Barnes London SW13 0LF

Location

The premises are prominently located overlooking Barnes Green on Station Road, close to the junction with Barnes High Street and Church Road. Barnes Green is centred around Barnes Pond and connects to Barnes Common, which extends to the River Thames. The area is an affluent London village with a large residential catchment and is easily accessible via Barnes Bridge or Barnes Stations. Nearby operators include OSO Art Centre/Theatre, The Watermans Arms, Rick Stein, Gails, The Sun Inn and numerous other independent retailers and F&B operators. For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises are arranged over ground floor only and are fully fitted as a restaurant. Internally, the premises benefit from a high-quality fitout comprising approximately 100 covers, bar area, kitchens, WC's and ample storage. There is outside seating for approximately 14 covers overlooking Barnes Green.

The approximate gross internal areas are as follows;

Ground Floor	3,100 sq ft	288 sq m
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Term

The premises are available on a new lease for terms to be agreed.

Rent

Rental offers in the region of £130,000 pax will be considered.

Business Rates

Business rates payable are £33,000 per annum. All interested parties are advised to enquire with Richmond Council.

Planning / Licensing

The premises benefit from E Class Use. There is a premises licence permitting the sale of alcohol on and off the premises at the following times:

Monday – Saturday	11:00 – 00:00
Sunday	12:00 – 23:30

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent
Davis Coffer Lyons: dcl.co.uk

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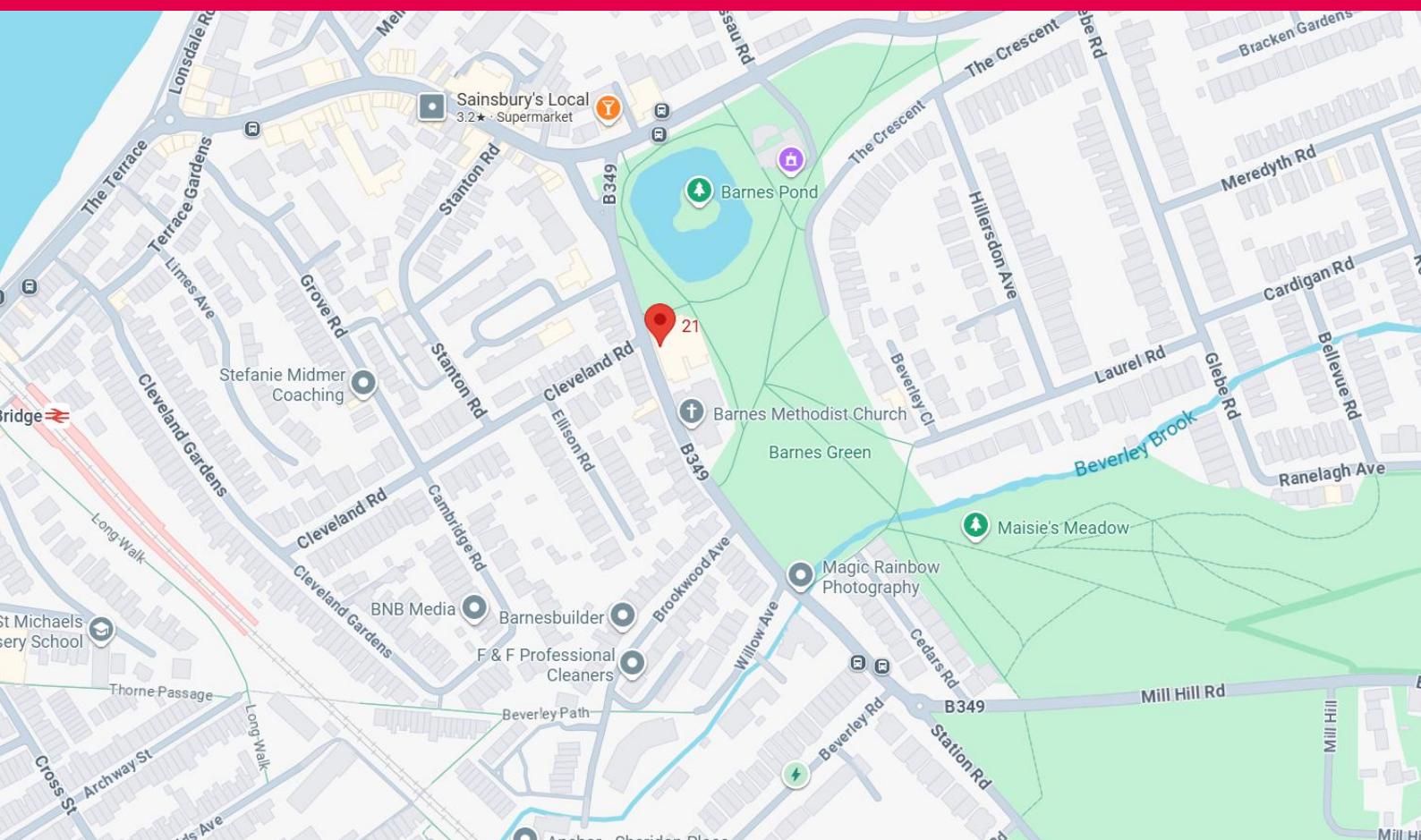
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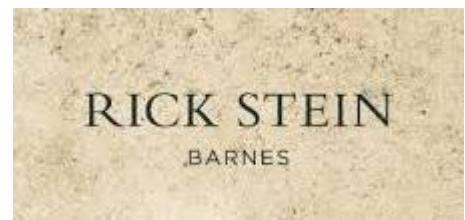
NEW LEASE – BARNES SW13

3,100 SQ FT RESTAURANT OPPORTUNITY WITH OUTSIDE SEATING



THE SUN INN

GAIL's



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