



**147 Church Road, Barnes, London SW13 9HR**

**Location**

The premises are situated in a prime position on Church Street, one of the premier shopping streets in the affluent and highly desirable London village of Barnes. Barnes is highly popular with families and professionals alike and benefits from strong levels of footfall. Notable operators nearby include, Alma Café, Oka, Clifford Studios, Church Road, Olympic Studios, The Red Lion, and Barnes Fine Art Gallery amongst others.

For an understanding of the location please review [Google Street View](#).

**Description**

The premises occupy an attractive single frontage and comprise ground floor and basement. The premises will be handed over as seen with key fixtures and fittings left in situ. The premises further benefit from WCs, storage and back of house space. There is additional outdoor seating for c.8 covers to the front of the premises.

The gross internal areas are:

Ground Floor	97.4 sq m	1,048 sq ft
Basement	57.5 sq m	619 sq ft
<b>Total</b>	<b>154.9 sq m</b>	<b>1,667 sq ft</b>

**Lease**

The premises are available by way of new lease for terms to be agreed.

**Rent**

Offers in the region of £45,000 pax will be considered.

**Planning**

The premises benefit from E Class Planning permission.

**Rating**

The current rateable value of the premises is £38,250 (From April 2023). All interested parties are advised to confirm with the Local Authority.

**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:

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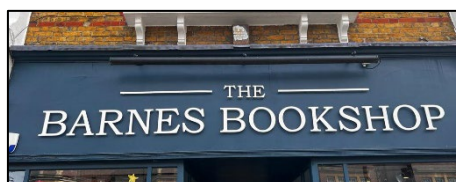
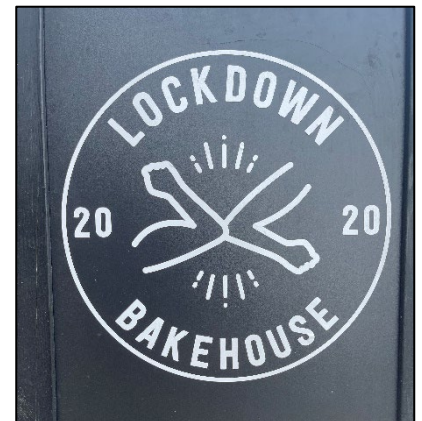
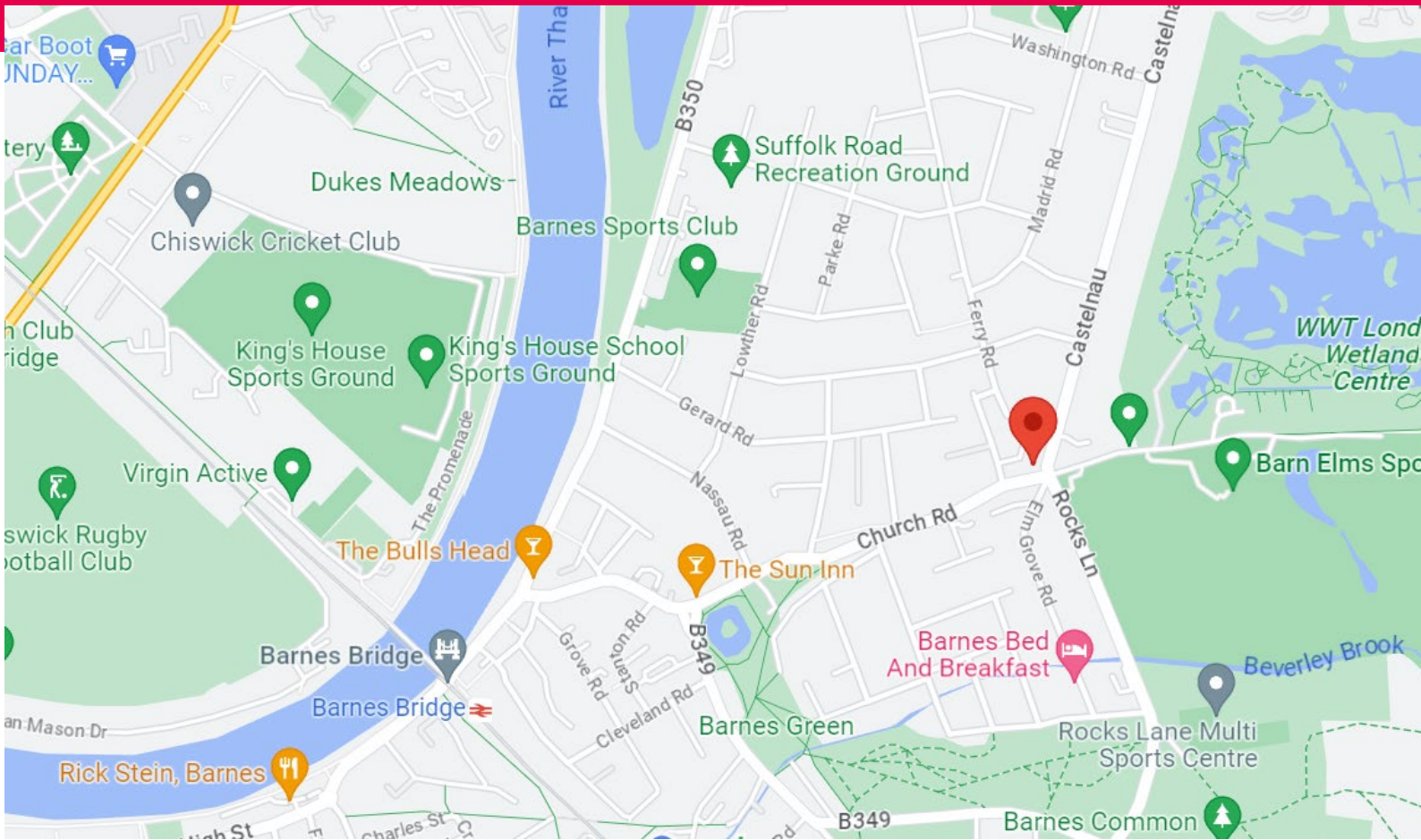




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LYONS**

NEW LEASE – BARNES, SW13

1,667 SQ FT E CLASS OPPORTUNITY



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