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TO LET

**RETAIL UNIT TO LET – 1,509 SQ FT (140.16 SQ M)
5 ROCKS LANE, BARNES, LONDON SW13 0DB**

DESCRIPTION

The property comprises a retail unit arranged over ground and basement floors. The unit benefits from a large sales area, a large rear extension suitable for office and retail space, and basement, suitable for staff area and storage.

LOCATION

The property is located on Rocks Lanes, opposite Barnes Elms playing field and close to the junction with Church Road, Queen Elizabeth Walk and A306 Castlenau.

Barnes Railway Station is located 0.6 miles south of the property providing services to London Waterloo, Clapham Junction, Wimbledon and Weybridge.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	1,000	92.90
Basement Floor	509	47.26
TOTAL	1,509	140.16

RENT

£34,000 PAX.

TENURE

The unit is available on a new lease on terms to be agreed.

RATES

Rateable value - £16,250 (2023).

VAT

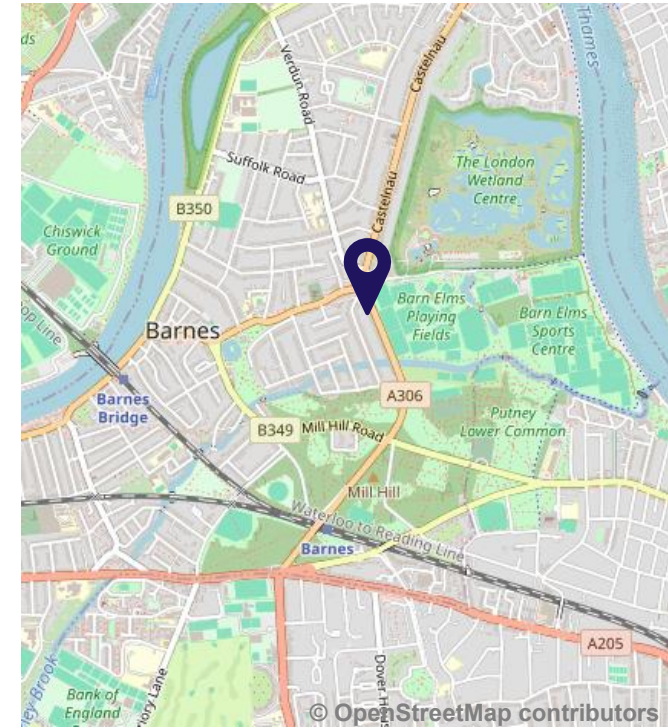
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC Rating E.



VIEWINGS – 020 8662 2700

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