

UNDER REFURBISHMENT

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PROPERTY  
WORK

SHW

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Ridley

020 8748 5619

82

a new  
spring

Our Barnes store is closed for repairs following extensive  
flooding. This may take some time and we're sorry for any  
inconvenience this causes you. Our new spring collection  
is available on our website and you can call us with  
any questions or to book a fitting for a customised  
garment. We really look forward to welcoming  
you back to store when we're open again.

020 3336 7900  
ridleylondon.com

OPEN

TO LET

RETAIL – 863 SQ FT (98.71 SQ M)

82 Church Road, Barnes, London, SW13 0DQ

**DESCRIPTION**

The property comprises a retail unit over ground and basement floors. With excellent visibility, the unit is laid out to provide open retail space on all floors.

**LOCATION**

The property is located approximately 500 metres from Barnes Pond and opposite the Olympic Studios, a cinema, bar and bistro and members' club. The area is known for its affluence and high-quality family homes.

Nearby retailers of note in the area include Gail's Bakery, M&S Foodhall and other independent stores.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	335	31.07
Lower Ground Floor	176	16.32
Basement	352	32.71
<b>TOTAL</b>	<b>863</b>	<b>80.10</b>

**RENT**

£37,000 PAX

**RATES**

The current Rateable Value of the property is £22,750.

**VAT**

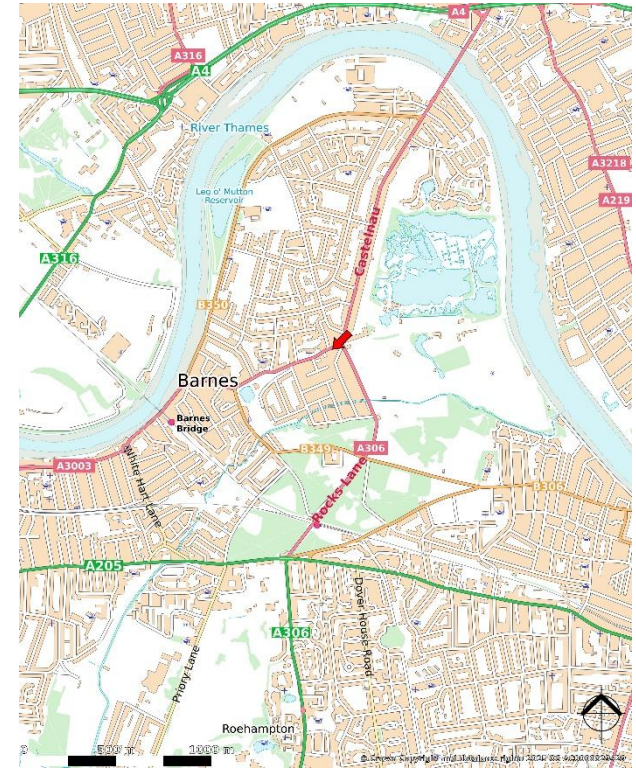
VAT will be charged on the quoting terms.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

The property has an EPC rating of D.



**VIEWINGS – 020 8662 2700**

**Matt Morris**

t: 07894 692426

e: [mmorris@shw.co.uk](mailto:mmorris@shw.co.uk)

**Richard Pyne**

t: 01273 876 213

e: [rpyne@shw.co.uk](mailto:rpyne@shw.co.uk)



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