



Net Internal Area

524 sq ft



Annual Rent

£10,500 per annum



EPC Rating

Rated C (74)

For further information please contact:

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Description

The property is situated in a prominent position on Roehampton High Street, opposite a public house and next to a chemist and a restaurant. The property benefits from a glass frontage on to the high street with good footfall. There is a small outbuilding that can be used as storage.

The property is well served by public transport links and has a PTAL rating of 3. The property is a short distance from Barnes Railway Station and East Putney Underground station, as well as, nearby bus services.

Accommodation

The premises are arranged over the ground floor providing the following approximate internal floor areas:

Floor	Sq ft	Sq m
ITZA	471	43.79
Total NIA	524	48.67

Terms

A new lease contracted out of Sections 24-28 of the Landlord & Tenant Act 1954 is being offered for a term to be agreed. The unit will be taken as seen.

Rent

£10,500 per annum

Rent Deposit

A six month rent deposit will be required

Service charge

TBC

Business rates

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

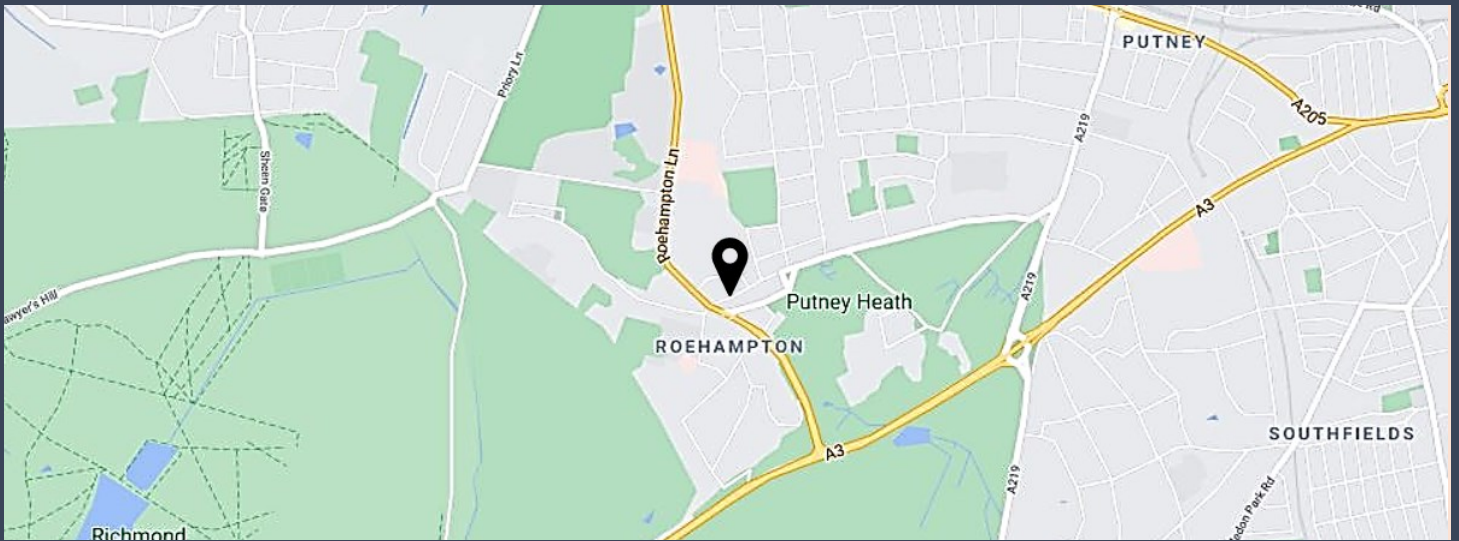
Each party is to be responsible for their own legal costs incurred in this transaction. You are advised to obtain professional advice from a chartered surveyor, solicitor or licensed conveyancer before entering into any legally binding commitment.

EPC

The Energy Performance Asset Rating is C (74). A certificate can be made available on request

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.



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