

MAKING
PROPERTY
WORK

SHW

SHW.CO.UK

Otoro Japanese restaurant

www.otorosushi.co.uk

Tel: 020 8392 9158

STEPHEN & CO

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HARDRESSING

020 8833 1313

WWW.STEPHENANDCO.COM

TO LET

RETAIL UNIT TO LET – 1,178 SQ FT (109.46 SQ M)

8-9 ROCKS LANE, BARNES, LONDON SW13 0DB

DESCRIPTION

Retail unit arranged over ground and basement floors with garden to the rear. The unit was previously used as a restaurant and therefore an extraction route is in place.

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	634	58.90
Basement Floor	544	50.56
TOTAL	1,178	109.46

RENT

£35,000 PAX.

TENURE

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

RATES

Rateable value - £21,000 (2023).

VAT

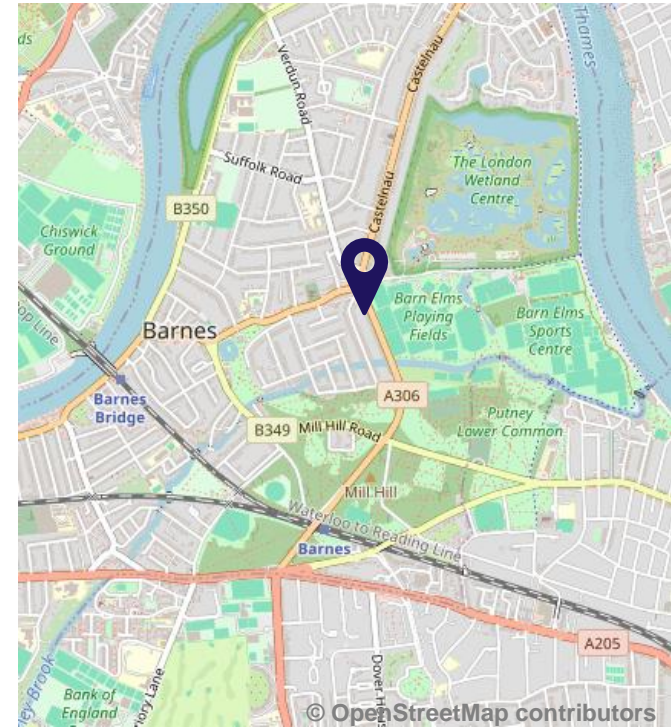
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 020 8662 2700

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