



## **RETAIL PREMISES (CLASS E) TO LET RENT £22,000 PAX**

### **6 THE BROADWAY, WHITE HART LANE, BARNES, LONDON, SW6 0NY**

#### **LOCATION**

The premises are in the Borough of Richmond Upon Thames. They are situated on the western side of White Hart Lane close to the junction with First Avenue. They are situated in a parade of shops known as "the Broadway".

The premises form part of a busy local retail parade. They occupy a mid-terrace position and benefit from good visibility as they close to a busy roundabout at the junction with Mortlake High Street (A3003).

There are numerous local and national Class E and sui-generis operators trading in the area. The national operators include Sainsburys Local and Tesco.

The area is well served by Public Transport links. Barnes and Barnes Bridge mainline rail stations are within approximately 0.75 km. Numerous bus routes serve the area. There is a mixture of resident only and metred parking bays in the vicinity. There are a few short-term parking bays immediately to the front of the premises.

#### **DESCRIPTION**

The premises form part of a 3-storey property. They are constructed of traditional brick, subsequently painted. They are Georgian and are believed to have been built in circa 1830. The demised premises are designed over ground floor and basement levels. They have a recessed double door access with ornate, bay-style window shop frontage.

Internally the demised premises are configured as a front retail area with ancillary, storage, a w.c and a kitchen point to the rear. The basement is accessed from the open staircase in the middle of the shop. In the past the basement has been used as retail space.

## **ACCOMMODATION**

The premises have been measured in accordance with the RICS Code of measuring practice.

### GROUND FLOOR

36 m2 388 sq ft

### BASEMENT

37 m2 398 sq ft

**TOTAL 73 M2 or 786 SQ FT**

## **RATEABLE VALUE**

The premises have a rateable value of £12,250 under the 2017 Rating List Based on the 2021/2022 UBR of £0.512 the business rates payable are £6,272. Small business rates relief may be available.

## **PERMITTED USE**

The premises benefit from Class E use under the Use Classes Order 1987 (as amended 2020). Our clients will not consider operators who wish to cook on site or who require extraction or air-conditioning units.

## TERMS

**RENT** £22,000 per annum exclusive of rates and VAT, payable quarterly in advance

**LEASE** A new FRI lease is available for a term to be agreed by negotiation

**LEGAL COSTS** Each party are to bear their own legal and surveying costs incurred in this matter.

**EPC** A copy of the EPC is available upon request

**VIEWINGS/CONTACT** Via sole agents JM Commercial Ltd - [james.moorhouse@jmcommercial.co.uk](mailto:james.moorhouse@jmcommercial.co.uk)

