



# RETAIL UNIT TO LET

## TERMS

The unit is available on a new FRI lease for term to be agreed.

## RATEABLE VALUE

Rateable Value: £21,000 (2023)

Interested parties are advised to make their own enquiries through the London Borough of Richmond upon Thames Council.

## RENT

£31,500 per annum exclusive

## AREAS

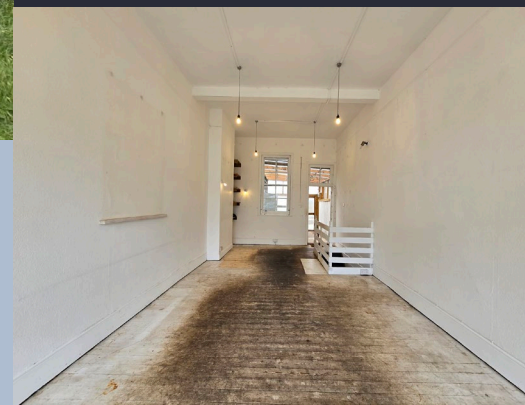
	sq ft / sq m
Ground floor	308 / 28.61
Basement	341 / 31.67
External area	611 / 56.7
<b>Total</b>	<b>1,260 / 117.06</b>

## SUBJECT TO CONTRACT & VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

# 153 CHURCH ROAD, BARNES, LONDON SW13 9HR

- Subject to vacant possession.
- Located near Tesco Express, Morrison's Daily, Gail's and The Olympic Café & Dining Room.
- Class E use.
- New lease available.



# JACKSON CRISS

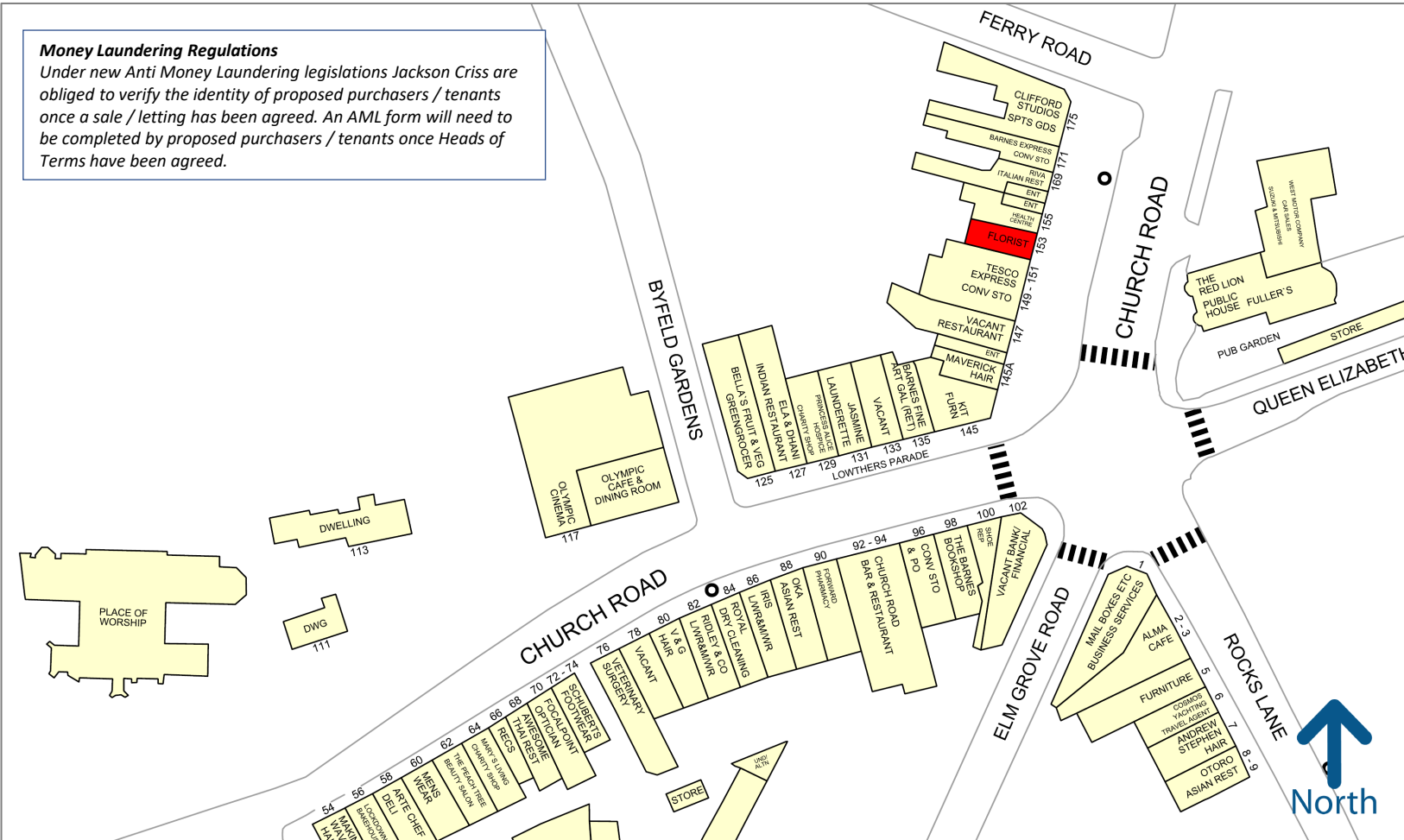
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# 153 CHURCH ROAD, BARNES, LONDON SW13 9HR

# RETAIL UNIT TO LET

### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



**TESCO**  
Express

**GAIL'S**

**Morrisons**  
Daily

**JACKSON  
CRISS**

VIEWING

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