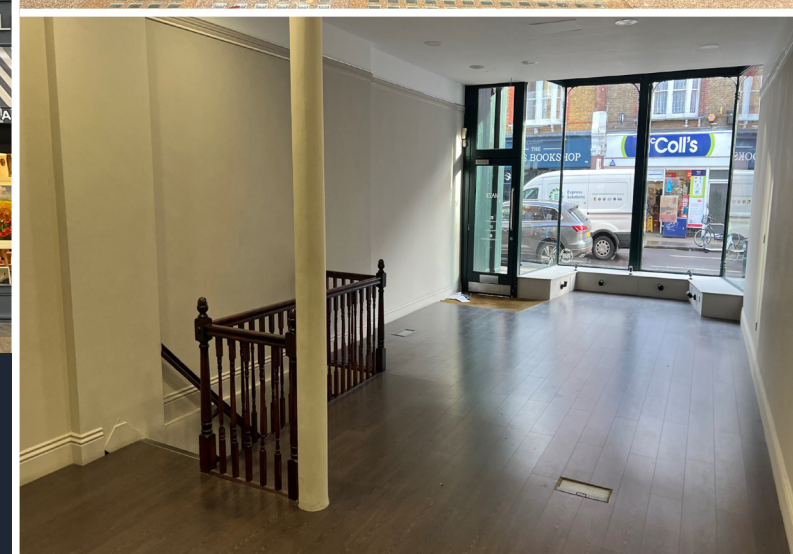


133 Church Road, Barnes, London, SW13 9HR

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- New Lease Available
- Potential for 1 car parking space to the rear



LOCATION

Located in the riverside village of Barnes, with its narrow lanes lined with pastel cottages and fine Georgian houses with river views, it is only a 25-minute train journey to London Waterloo.

The property is located on Church Road near Tesco Express, The Olympic Cafe & Dining Room and Gail's Bakery.

DESCRIPTION

Arranged over two floors, the ground floor provides WC's, laminate wooden flooring, plastered walls and spotlights.

Basement accommodation benefits from both carpet and laminate flooring, plastered walls and strip lighting.

AREAS

Ground Floor	634 sq ft	58.9 sq m
Ancillary / Kitchen	26 sq ft	2.4 sq m
Basement	443 sq ft	41.2 sq m
Vault	49 sq ft	4.6 sq m
Total	1,152 sq ft	107 sq m

LEASE

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

RENT

Upon application.

USE

Class E.

RATEABLE VALUE

£35,000 (2023 assessment)

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

CONTACT

Adam Rawcliffe
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Joel Hadfield
07436 377 817
joelh@jacksoncriss.co.uk

Subject to Contract
Subject to Vacant Possession

020 7637 7100

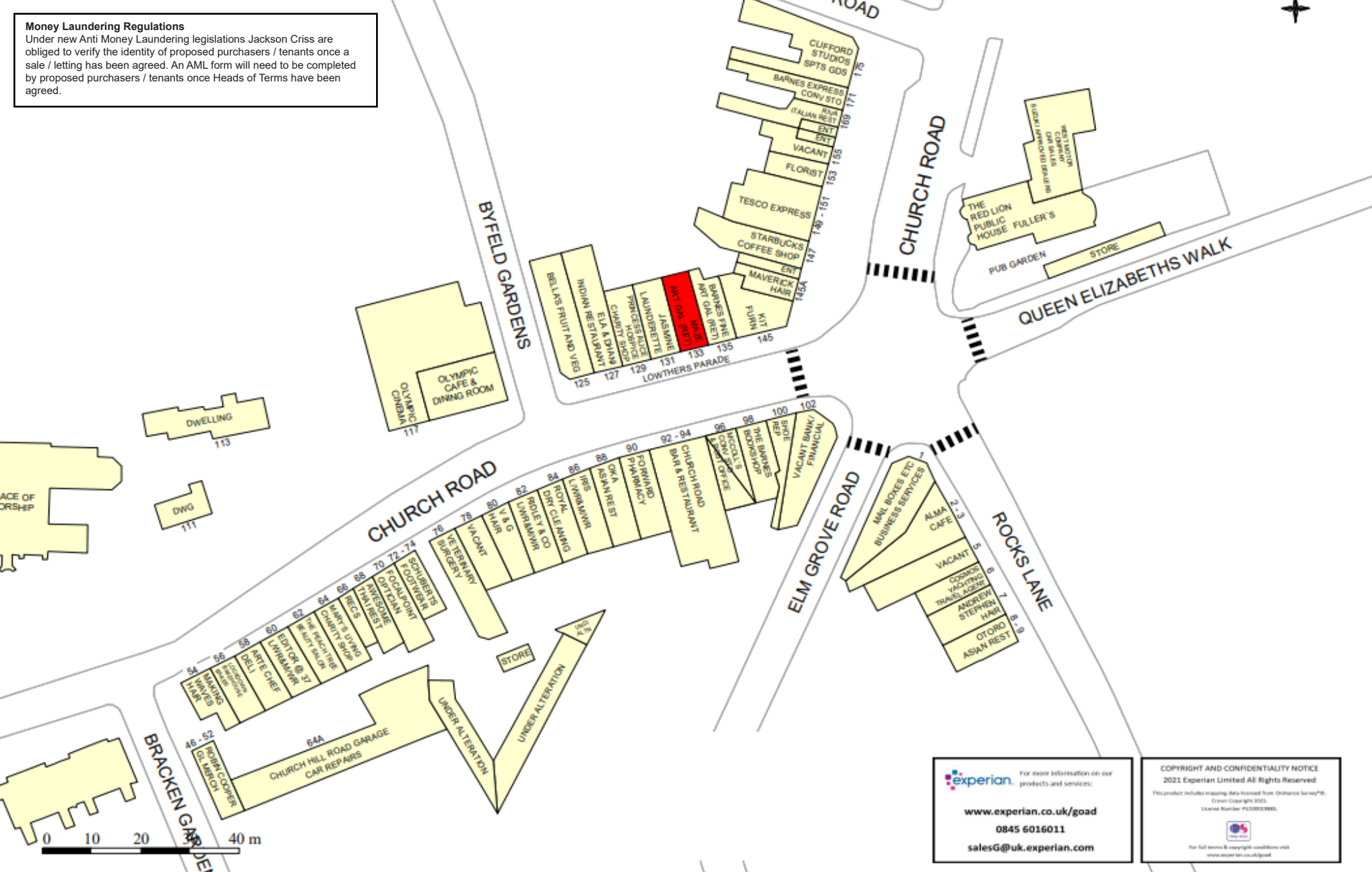
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London Wetland Centre



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.



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