

**** REVISED DETAILS**

64 WHITE HART LANE, BARNES, LONDON SW13 OPZ

ATTRACTIVE RETAIL SHOP - LEASE FOR ASSIGNMENT

**** REVERSE PREMIUM POSSIBLE BY NEGOTIATION !**

Location The premises are located on the west side of White Hart Lane in the “Little Chelsea” area of Barnes, one of London’s most affluent suburbs. Adjoining traders include The Dining Room Shop, Tobias and The Angel, Taylor & Marr (Interior Design) and Sloppy Joe, whilst Sainsbury’s Local has recently opened on White Hart Lane near The Terrace. Popular restaurants/cafes nearby include Annie’s, The Depot and Orange Pekoe.



Accommodation This prominent ground floor unit has an excellent window display frontage with small office and wc at the rear plus large shed in the rear yard. Dimensions and floor area as follows:

Internal width (front)	15 ft 7ins	(4.75 m)
Depth (max)	51 ft 9 ins	(15.77 m)
Net internal floor area	753 sq ft	(70 m ²)
Shed	136 sq ft	(12.6 m ²)

There is potential to enlarge the unit by creating a lean to adjoining the rear section of the shop. The premises currently trade in conjunction with no. 62, but on completion the opening between the two shops will be blocked up by our clients.

Terms	<p>The lease to be assigned is on effective full repairing and insuring terms for 15 years from 24th June 2001 expiring 23rd June 2016, subject to rent reviews on 24th June 2006, 24th June 2011 and the day which is three calendar months prior to expiry of the term at a rent of £15,500 pa exclusive.</p> <p>A reverse premium may be available by negotiation, subject to covenant status.</p>
Rating	Rates to be re-assessed. Estimated circa £4,514 pa (2009/2010).
Legal Costs	Each party is to be responsible for its own legal costs.
Viewing	Strictly by prior appointment only through Sole Agents

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