

FOR SALE

54.2 SQ. M (583 SQ. FT) APPROX.

184 CASTELNEAU, BARNES, LONDON SW13 9DH

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

**CONFIDENTIAL DISPOSAL
STAFF UNAWARE**



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

020 8977 2204

- **FREEHOLD INVESTMENT**
- **VACANT POSSESSION OF RETAIL PREMISES
OR WITH A NEW LEASE TO CURRENT OWNER/
OCCUPIER ON TERMS TO BE AGREED**
- **CLOSE TO HAMMERSMITH BRIDGE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

184 CASTELNEAU, BARNES, SW13 9DH

LOCATION

The property is located on the busy Castelnau (A306) parade, close to its junction with Lonsdale Road and Hammersmith Bridge. Other retailers in the parade include a dry cleaners, convenience store, delicatessen, estate agents, pharmacy, dentist, restaurants and children's day nursery.

Hammersmith station, on the District and Piccadilly line, is just under 1 mile away and a number of bus routes pass directly outside.

DESCRIPTION

The property comprises a ground floor retail unit with rear kitchen/storage area, WC and shower. The premises are currently occupied and trades as a nail salon.

The premises benefit from a fully glazed shop front, double glazing to the rear, comfort cooling, fitted kitchen with gas boiler, laminate floor to retail area and suspended ceiling with inset spot lights.

ACCOMMODATION

The ground floor has a net internal floor area of approximately:-

54.2 sq. m (583 sq. ft).

ENERGY PERFORMANCE RATING

Energy Rating: D84

A copy of the certificate is available on request.

TENURE

The property is available Freehold subject to the long leases of the two upper flats as follows:-

184a: First floor flat. 189 year lease from December 1988 with one parking space to the rear.

184b: Second and third floor flat. 200 year lease from December 1988 with one parking space to the rear.

Both flats are subject to a current ground rent of £50 per annum.

The ground floor is available either with vacant possession or as an investment with a new lease with rent and terms to be agreed. Further details available on request.

PRICE

£350,000

BUSINESS RATES

2017 Rateable Value: £16,500

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

VIEWING

All viewings are strictly by appointment through Sole Agents and interested parties are asked not to visit the shop premises.

Sharon Bastion—Sneller Commercial
020 8977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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