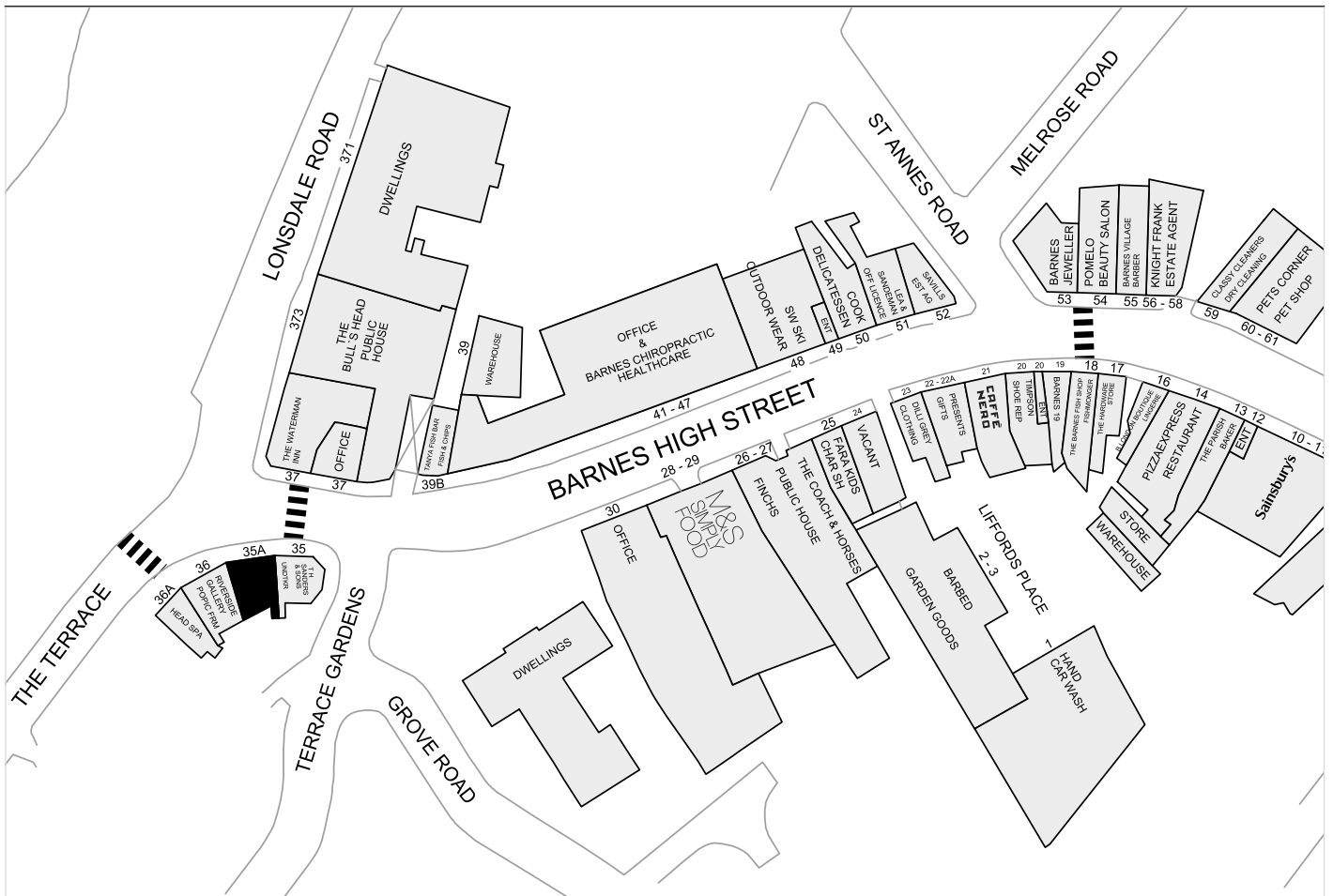

BARNES

35 BARNES HIGH STREET SW13

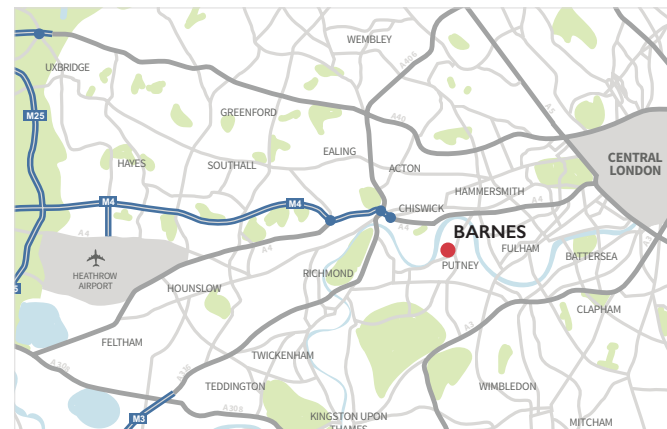


FREEHOLD MIXED USE INVESTMENT
PRICE £775,000 (NIY 5.04%)



LOCATION

Barnes is a truly unique location that retains its charm and individuality as a village in London. It is located within Richmond upon Thames, which is one of 6 Royal Boroughs in England and Wales, in the affluent south-west of Greater London, approximately 3 miles east of Richmond and 7 miles south-west of Central London. Barnes benefits from excellent communications, being in close proximity to the M4, M25, M3, A3 and A205. It benefits from having two stations, Barnes Bridge and Barnes, with regular commuter rail services to London Waterloo, a fastest journey time of approximately 20 minutes. London Heathrow Airport is located approximately 13 miles to the west and London Gatwick Airport is located 30 miles to the south-east, enabling easy access to a diverse range of domestic and international flights.



SITUATION

The property benefits from being in close proximity to the River Thames. The popular Barnes High Street accommodates an eclectic mix of fashion retailers, high-end restaurants and local convenience shopping. Barnes has previously topped polls for having the highest concentration of independent shops in the UK. The property is situated on the western end of Barnes High Street where it intersects with Lonsdale Road and the Terrace. Nearby occupiers include **M&S Foodhall**, **Lea & Sandeman**, **Caffe Nero**, **SW Ski**, **Cook**, **Fara Kids**, **Riverside Gallery** and the **Bulls Head** public house. The property is highlighted on the above goad plan.

DESCRIPTION

The subject property provides a mid-terrace double-fronted shop arranged on ground floor only with residential uppers arranged which are arranged as two one-bed flats. The first floor is let on an AST. The second-floor flat has been sold off on a long leasehold interest. There is a small yard with a right of way to Terrace Gardens to the rear of the property.

TENANACY SCHEDULE

Floor	Use	Tenant	Term	Rent p.a.	Reviews/Reversion
Ground (35a)	Retail	Katarzyra Mierzwa & Krysttan Mierza (t/a Impress)	10 year FRI lease from 16 October 2014	£25,000	1 September 2019 o/s
First (35b)	Residential	one bed flat Individual	2 year AST from 30 September 2019	£16,200	1 October 2021
Second (35c)	Residential	one bed flat Individual	178 year lease from 1 January 1959	£25	2031
Total				£41,225	

ACCOMMODATION

The shop premises are arranged on ground floor only and provide the following net internal dimensions and floor areas:

Gross frontage	24 ft 5 ins	7.45 m
Internal width (max)	20 ft 6 ins	6.24 m
Zone A	345 sq ft	32.05 sq m
Zone B	177 sq ft	16.44 sq m
Rear sales	86 sq ft	7.99 sq m
Rear ancillary	57 sq ft	5.30 sq m
Total ground floor	665 sq ft	61.78 sq m

The first floor flat has a gross internal floor area of approximately 472 sq ft (43.87 sq m).

TENURE

Freehold under the Title Number SGL197433.

RENTAL VALUE

The current rent passing on the shop of £25,000 pa devalues to a Zone A rent of approximately £54 per sq ft. It is our opinion that the estimated rental value of the property as of today's date would lie in the region of £27,900 pa which reflects a Zone A rent of £60 per sq ft, applying A/4 to the rear sales and A/6 to the rear ancillary.

VAT

We understand that the property is elected for VAT. It is envisaged that any sale will be dealt with as a Transfer Of A Going Concern (TOGC).

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

The property has an EPC rating of [tbc] and further information will be made available upon request.

PROPOSAL

We have been instructed to seek offers for the Freehold interest in excess of £775,000 (Seven Hundred and Seventy-Five Thousand Pounds), subject to contract and exclusive of VAT, which reflects a net initial yield of 5.04 % and a capital value of approx. £682 per sq ft. Subject to Contract.

Consideration maybe given to selling the ground floor and first floors separately.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

NICK FURLONG
020 7183 0584
nf@bcetail.co.uk

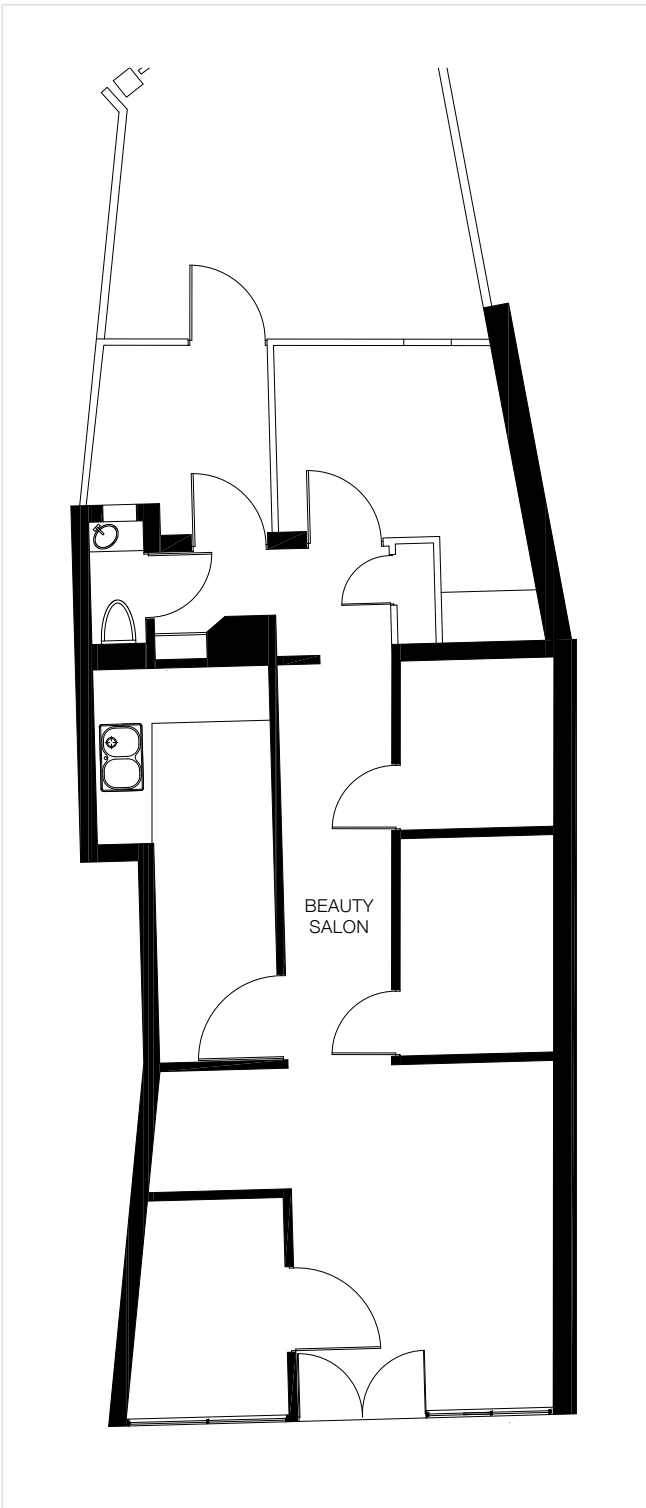
TED PARR
020 7183 0589
tp@bcetail.co.uk



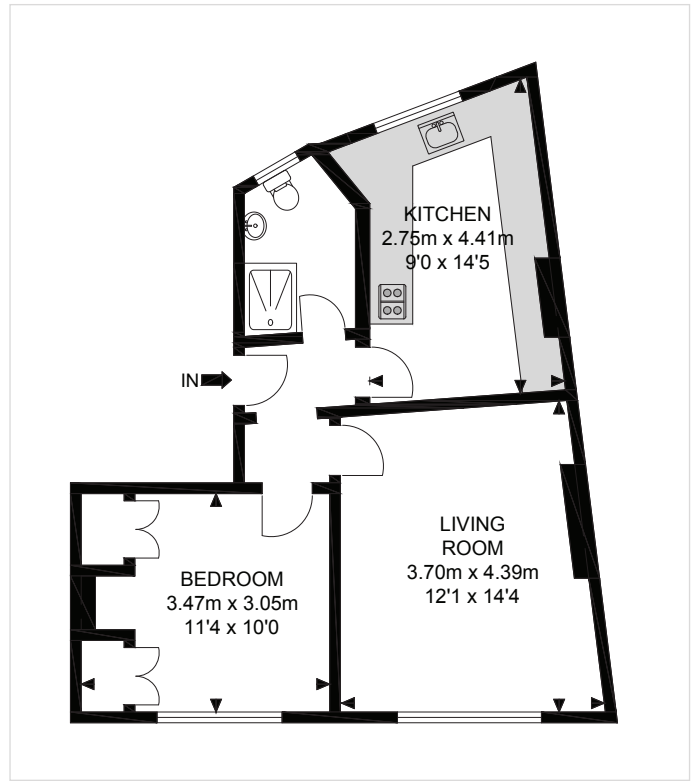
3rd Floor, 16 Ingestre Place
London W1F 0JJ
www.bcetail.com.uk

FLOOR PLANS

GROUND FLOOR PLAN - SHOP



FIRST FLOOR - RESIDENTIAL FLAT



The above plans are not to scale and are for indicative purposes only.