

52 WHITE HART LANE LONDON SW13 0PX



**RARE CLASS E UNIT – IDEAL FOR NEW STARTER
EXCELLENT FRONTAGE
EASY ACCESS TO BARNES & MORTLAKE
GOOD SELECTION OF ADJACENT LOCAL TRADERS**

TO LET

Location:

The premises are situated on the western side of White Hart Lane which is a main through road linking Mortlake High Street (A3003) and Upper Richmond Road West (A205). It occupies a mid-terrace position in a parade of local retail shops. Nearby operators include the Camille Thai restaurant group and The Crossing Pub. The property is just a 6-minute walk (0.3 miles) southwest of Barnes Bridge Station (Southwest Trains), providing regular access to and from Greater London.

Description:

The subject unit comprises a retail shop arranged over ground floor. Its mid-terrace position benefits from a good and visible frontage onto White Hart Lane. There is a single WC demised to the premises.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	323 sq. ft. – 30.30 sq. m.
Total	323 sq. ft. – 30.30 sq. m.
Gross Frontage	14.7 ft. – 4.50 m.

User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of £7,700; however, interested parties should make their own enquiries on the rates payable.

EPC:

An EPC has been commissioned and will be available shortly.

Legal Fees:

Each party to bear its own legal costs.

VAT:

May be applicable at the prevailing rate.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews.

Rent:

£20,000 per annum, exclusive of other outgoings.

Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Viewings:

By appointment only via landlord's sole agent; **Willmotts Chartered Surveyors**

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Important Notice

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Internal Photos:

