



**157 White Hart Lane**  
Barnes, London, SW13 0JP

**For Sale – highly prominent  
retail unit in the heart of  
Barnes.**

**664 sq ft**  
(61.69 sq m)

- Generously proportioned ground floor commercial unit.
- Retail ERV £20,000 with residential ground rent & lease extension value.
- Residential development potential (STP).
- Flexible E Class.
- Private Rear Garden.

# 157 White Hart Lane, Barnes, London, SW13 0JP

## Summary

<b>Available Size</b>	664 sq ft
<b>Price</b>	£315,000
<b>EPC Rating</b>	Upon Enquiry

## Description

The retail premises is currently vacant having been occupied by a long-standing and successful sole trader hairdressing salon. The space is well-fitted internally and enjoys the benefit of a small private garden to the rear and extremely high visibility to passing trade by virtue of its prominent corner position.

The property is arranged across one floor with a single glazed frontage and triple aspect that allows excellent levels of natural light and gives credence to the possibility of future residential use due to its 'off-prime' location as far as the retail part of the parade is concerned, subject to planning.

The leasehold apartment above the retail premises has been sold off on a long lease that has been issued to this residential (C3) property for a term of 99 years from 29th September 1979, thereby leaving an unexpired term of 56 years and therefore, leaving the potential for future reversionary value via a lease extension.

## Location

This retail unit and associated Freehold offering is located on an ever-popular parade that continues to provide useful and attractive amenity to this densely populated local area. There are several obvious positives both in terms of the high footfall generated with White Hart Lane in Barnes and by a thriving local high street. The area is well-served by public transport. Barnes Bridge station provided direct links to and from central London. The property is in a high-value residential area of Barnes, renowned for its mix of gift shops, boutiques and cafes.

## Terms

PRICE: £315,000.

TENURE: FREEHOLD.

RATEABLE VALUE: Not applicable.

RETAIL PREMISES: (USE CLASS E): 664 Sq Ft / 61.7 Sq M.

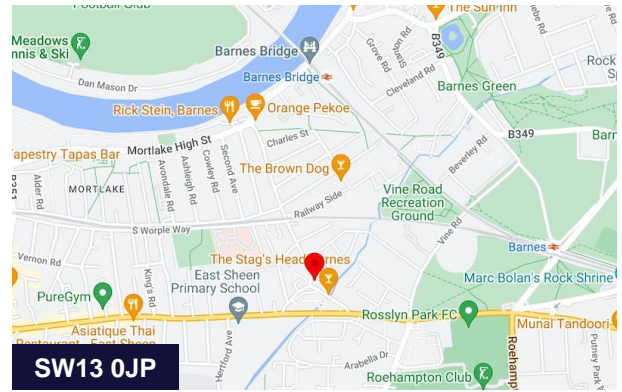
LOCAL AUTHORITY: London Borough of Richmond upon Thames.

VAT: TBC.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.



## Viewing & Further Information



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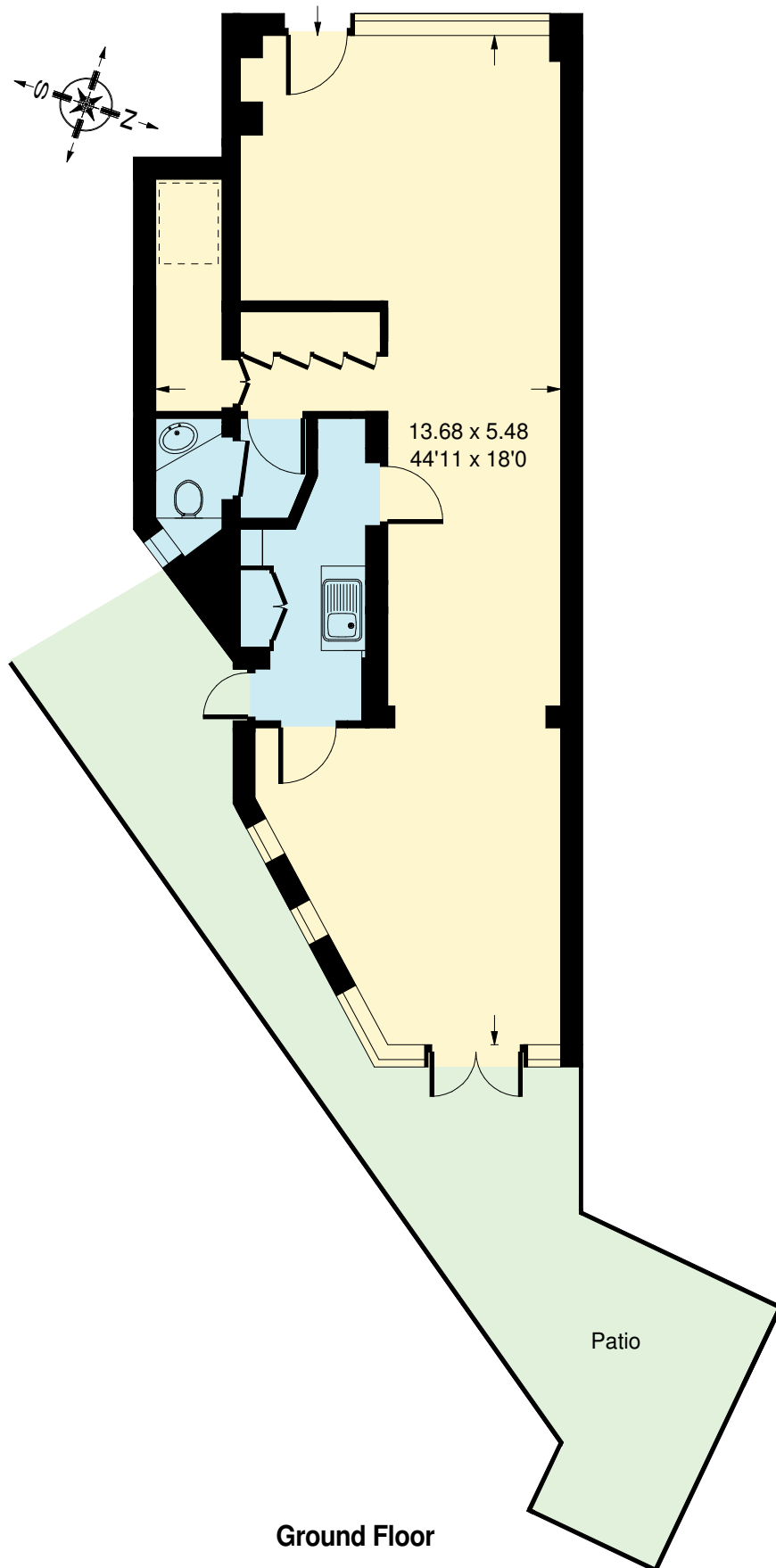
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# White Hart Lane, SW13

Approx. Gross Internal Area  
61.7 sq m / 664 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.