

RARE BARNES HIGH STREET RESTAURANT CAFÉ & BAR LEASE FOR SALE



LOCATION

Surrounded on three sides by The River Thames, Barnes Village is an idyllic haven of peace and yet benefits from excellent transport links both into and out of London. The Village has recently grown to become one of the most sought-after destinations in SW London with parades of largely independent shops remaining a hive of local activity. The subject property is situated in a highly visible position on the North Side of the High Street, in close proximity to the village green and pond, in the heart of the village. Nearby occupiers include Pet's Corner, Caffé Nero, Pizza Express, Lea & Sandeman Wines, Gail's Artisan Baker, The Real Cheese Company, and M&S food store. The upmarket area that surrounds Barnes Village is well known for its characterful shopping, period buildings, smart delis, well-heeled coffee shops, and elegant homeware stores not to mention a whole host of chic boutiques. Other well-established operators nearby such as Rick Stein's Seafood Restaurant, The Olympic Theatre, Gails Bakery, and a host of other local independent cafés demonstrate the strong demand locally for F&B operators.

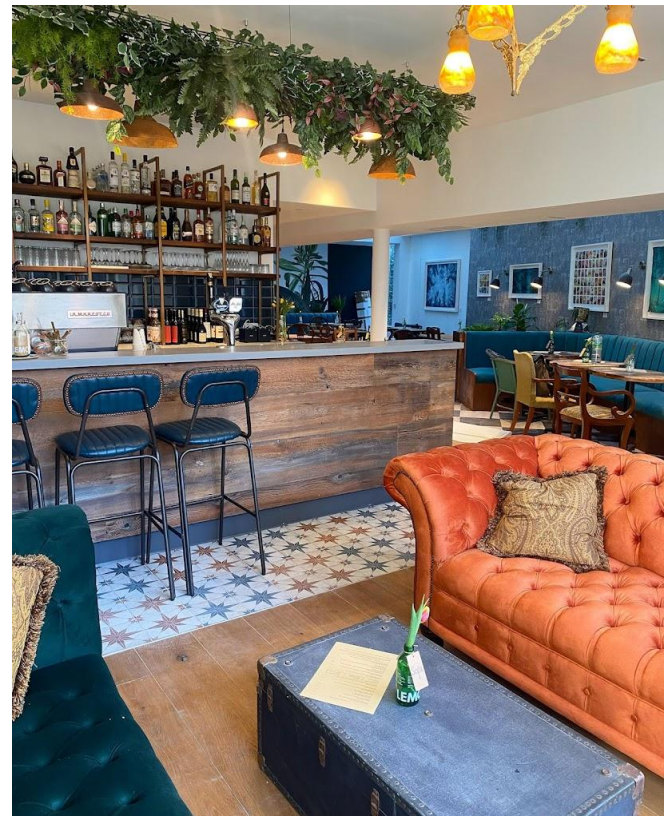
The unit is well placed to serve the catchment areas of Barnes, Mortlake, Castlenau, Sheen and Richmond, with Barnes Railway station being located within a short walking distance.



ACCOMMODATION

The premises are arranged over ground floor with additional outside seating area and external storage areas. The property currently extends to approximately 1400 sq ft of GIA and in its current configuration approximately 1200 sq ft NIA. There are approximately 80 covers and is elegantly decorated. The unit benefits from a well fitted kitchen, staff area, customer W/Cs, front street seating and additional outside seating area. The unit extends to the following areas:

Restaurant:	1376 sq ft
Front Terrace & Exterior:	Unmeasured



CONNECTIVITY

Barnes Village's road connections are well developed with the A3 and A4 to the South and North of the properties, both providing direct access into and out of Central London. In addition, Lower Richmond Road and Upper Richmond Road provide vital arteries into the center of London. There is immediate pedestrian access from the property to established bus routes. Barnes and Barnes Bridge Railway Stations are both within a short walk and provide regular services offering direct access into key Central London stations including Clapham Junction, Waterloo and several commuter locations.

While we endeavour to make our sales details accurate and reliable, if there is any which is of particular importance to you please contact this office and we will be pleased to check information for you, particularly if you are contemplating travelling some distance to view the property. Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere. These particulars comply with the requirements of the Property Misdescription Act 1991

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TRADING RECORDS

Accounts and trading details are available on request. The current incumbent also generates substantial interest and income from external catering, generated in part by enquiries received from the existing customer base.

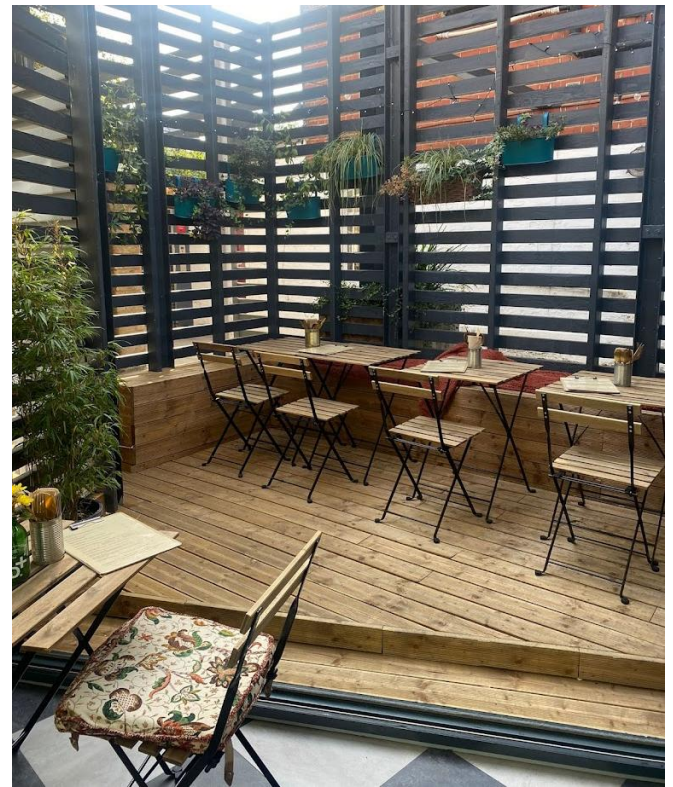
LICENCE

We have been advised that the property benefits from a Premises Licence for the following hours:

Monday to Saturday	11:00 – 23:00
Sunday	11:00 – 22:00

FLOORPLAN & EPC

Floorplans and EPC are available on application to the agent.



TERMS

The premises are available immediately on completion of legal formalities by way of the assignment of the Existing Lease dated 8th November 2023 and expiring in 9th April 2033 at a passing rent of £65,000 per annum.

Substantial premium offers are invited for the benefit of the Fixtures & Fittings, Licence and goodwill.



VIEWING

Staff are currently unaware of the forthcoming sale and therefore please do not make any direct approaches to any members of staff on site. Viewing is therefore **strictly by appointment** through sole agent Vause Cribb & Co.

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