

## **Barnes High Street SW13**

Freehold Retail Investment Let to Lea & Sandeman

**Significant reversionary potential – 935 sq ft**



**Ground floor 51 Barnes High Street, SW13 9LN**

## Situation & Location

The property is prominently situated on the eastern side of **Barnes High Street**, immediately between **Cook** and **Savills**, close to **Café Nero & M&S Food** opposite. **Barnes High Street** is a sought-after neighbourhood centre with a good mix of both independent and multiple operators serving the affluent resident population of Barnes. Please see location plan below

## Description & Accommodation

The property comprises a self-contained ground floor shop with rear store providing a main sales area of 577 sq ft 53.6 sq m; a rear ground floor store of 328 sq ft 30.5 sq m and an office of 30 sq ft 2.8 sq m

There is an upper maisonette which has been sold on a long lease

## Tenancy

The shop is let to **Lea & Sandeman Company Ltd** on effectively full repairing and insuring lease for a term of 10 years from 30<sup>th</sup> May 2020, thus expiring on 29<sup>th</sup> May 2030, at a current rent of **£35,750 per annum**. Copy Lease available on request.

**Lea & Sandeman Co Ltd** is a wholesale and retail wine merchant established for nearly forty years with a turnover in most recent published accounts of £15.4 million and net assets of £3.58 million. The business currently operates from Kensington, Chelsea, Fulham, Chiswick and Barnes

[www.leaandsandeman.co.uk](http://www.leaandsandeman.co.uk)

**Guide Price £570,000** to give a net initial yield of **6 %** after usual purchase costs.

**Legal Costs** Each party to bear their own **Energy Performance Certificate** Rating 44 Band B

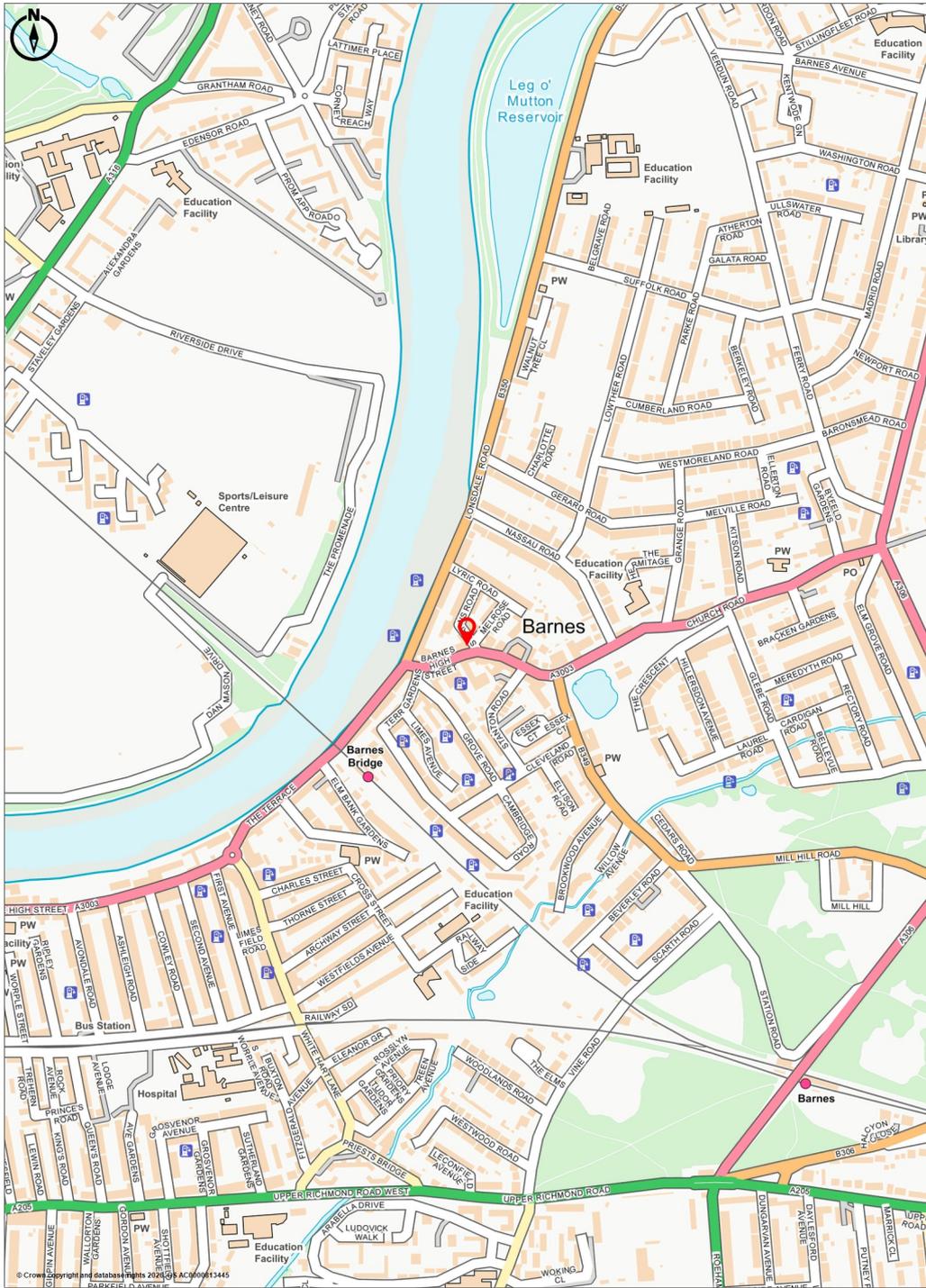
**Investment Case** The property is currently under rented with an ITZA of 495 giving a current Zone A rent of £72 against the current rental tone of some £90 per sq ft ZA. It thus has considerable reversionary potential upon lease renewal or re-letting in 2030 and meanwhile is well let, sitting within this very affluent and attractive south-west London centre.

**VAT** The property is VAT opted

**Contact** Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

**Tel: 0207 938 3990** Jeremy Barnard [jb@jmwbarnd.com](mailto:jb@jmwbarnd.com)

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● LANDMARK INFORMATION

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