

PROMINENT MIXED USE FREEHOLD FOR SALE



195 Castelnau, Barnes, London SW13 9ER

Carter Jonas

PROPERTY SUMMARY

- **Prominently located at the top end of Castlenau close to Hammersmith Bridge**
- **Comprising ground floor restaurant and 3 bedroom flat over upper parts with separate access**
- **Available with vacant possession. The restaurant business may be available by separate negotiation.**
- **Offers invited in the region of £1,400,000 (subject to contract)**

LOCATION

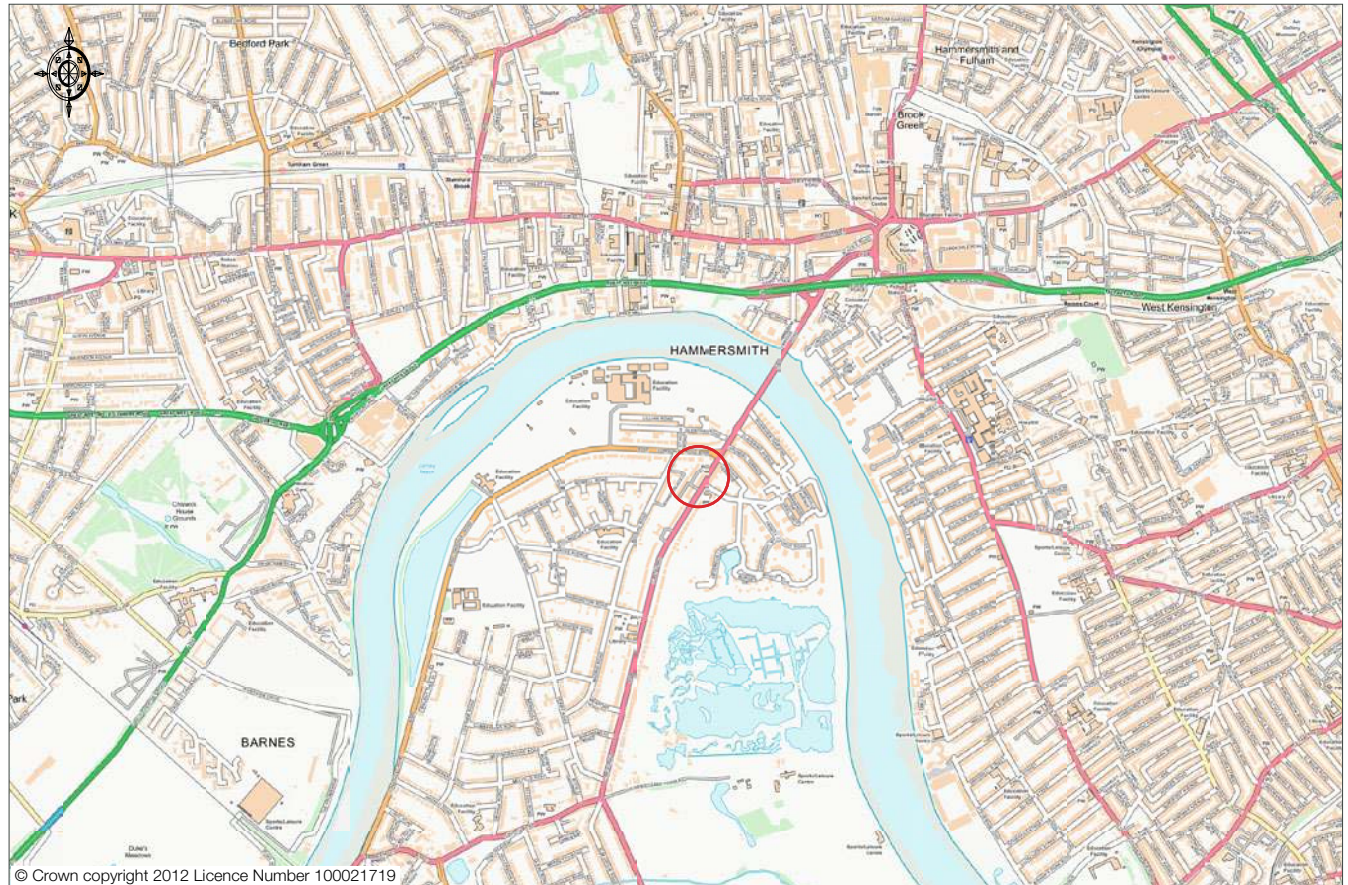
The property is located at the top end of Castlenau, Barnes, on a well-established parade of retail units, approximately 0.2 miles south of Hammersmith Bridge and 1.4 miles north of Barnes station which provides a direct service into London Waterloo in approximately 23 mins (www.nationalrail.co.uk).

DESCRIPTION

The property comprises a restaurant on the ground floor and a three bedroom flat over the first and second floors.

The restaurant has an internal frontage width of 3.64 m (11 ft 11") and accommodates approximately 50 covers including a small external dining area to the front. The restaurant is well presented and benefits from customer WCs, kitchen and ancillary office and storage area to the rear.

The flat above benefits from separate access and comprises three double bedrooms, a bathroom and a kitchen/reception room over the first and second floors. There may be scope to extend the residential parts, subject to planning.



ACCOMMODATION

We calculate the property to have the following areas. Unless stated otherwise these are Net Internal Areas.

Restaurant:

Restaurant Area	56.03 sq m	603 sq ft
Kitchen	16.93 sq m	182 sq ft
Ancillary	20.07 sq m	216 sq ft
Total Net Internal Area (NIA)	93.03 sq m	1,001 sq ft
Gross Internal Area (GIA)	121.3 sq m	1,329 sq ft

Residential:

First Floor (GIA)	44.9 sq m	483 sq ft
Second Floor (GIA)	34.4 sq m	370 sq ft
Total Residential Area (GIA)	79.3 sq m	853 sq ft

TENANCY

The property is available with vacant possession.
The business operating in the restaurant may be available by way of separate negotiation.

EPC

Residential: C / Restaurant: F

VAT

We are advised that VAT is not applicable to the purchase price.

PROPOSAL

Offers are invited in excess of £1,400,000 (One Million, Four Hundred Thousand Pounds) for the freehold interest.

Castelnau, SW13



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID376102)



Barnes 020 8741 7400

70 White Hart Lane, Barnes, London SW13 0PZ

Tom Forman

DD: 0207 016 0736

E: Tom.forman@carterjonas.co.uk

Jack Bygott

DD: 020 7408 9235

E: Jack.bygott@carterjonas.co.uk

carterjonas.co.uk

Chapel Place 020 3131 3499

One Chapel Place, London, W1G 0BG

Jason Corbett

DD: 020 8741 7400

E: Jason.corbett@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.
Note: All plans not to scale