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NAYLOR FRIEND

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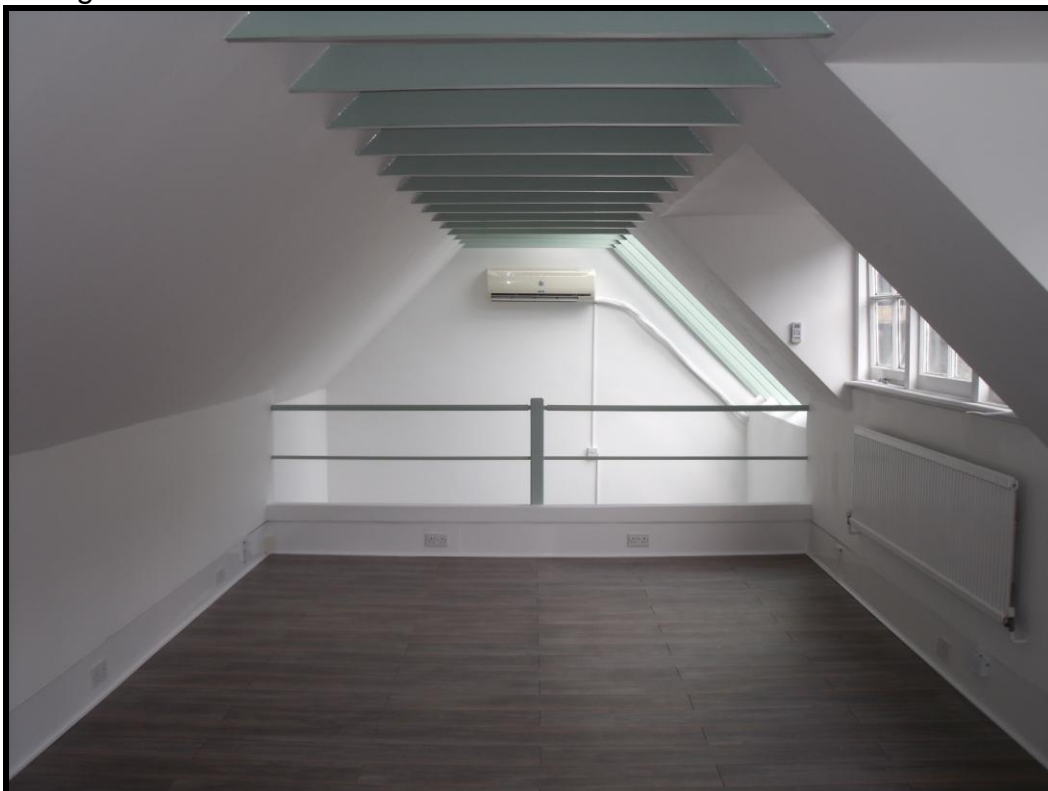
## **NEWLY REFURBISHED** **MEWS OFFICES** **TO LET OR FOR SALE**

PROVIDING ACCOMMODATION OVER GROUND AND FIRST FLOOR WITH A GALLERIED AREA AND ALSO PROVIDING A DEDICATED CAR PARKING FOR ONE CAR

### **2B GLENEAGLE MEWS** **STREATHAM LONDON SW16 6AE**

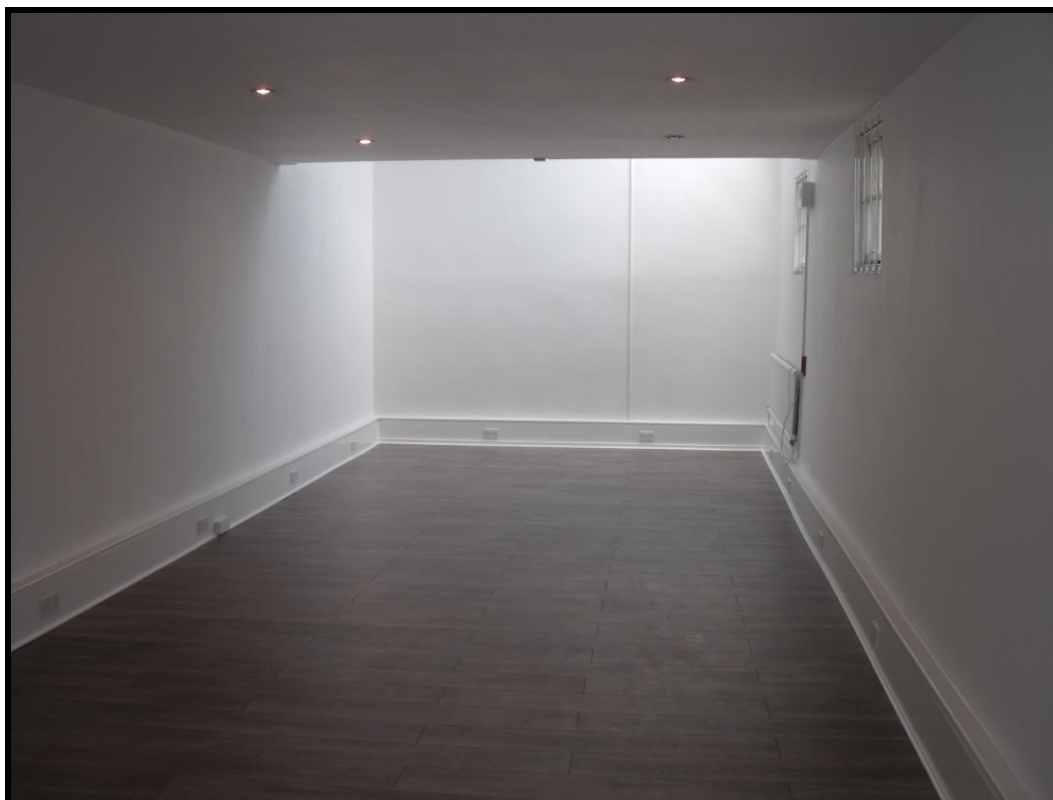
#### **LOCATION**

The property is situated within a mews just off Ambleside Avenue within a few minutes' walk of Streatham mainline station. Gleneagle Mews is undergoing a high degree of redevelopment with a number of new build and refurbished mews buildings of which this property is one. The main Streatham High Road is within just a few moments' walk providing local shopping facilities and there are innumerable bus routes servicing the vicinity providing access to the north towards Tooting and to all surrounding areas.



## **DESCRIPTION**

The property comprises a refurbished two storey mews building providing open plan offices at ground floor level and first floor offices with a galleried area overlooking the ground floor. There are WC facilities at ground floor and a small kitchenette at first floor. The property has gas fired central heating (and air-conditioning – not tested), perimeter trunking providing extensive power points and completely new decoration including new floor coverings. The property is considered suitable for a variety of businesses who require self-contained offices providing somewhat unusual and interesting accommodation.



## **ACCOMMODATION**

Entrance Hall		
Ground Floor	40.87m <sup>2</sup>	440 ft <sup>2</sup>
First Floor	26.47m <sup>2</sup>	285 ft <sup>2</sup>
Total	67.34m <sup>2</sup>	725 ft <sup>2</sup>
Internal WC		
Dedicated car parking space		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

## **TENURE**

The property is offered by way of a new lease the length of which is to be negotiated or alternatively by way of a freehold sale.

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.

## **USE/PLANNING**

We understand the property currently falls within Class B1 (Office) of the current Town and Country (Use Classes) Order, and will suit a variety of trades.

## **RENT**

An initial rent of **£15,000 (fifteen thousand pounds)** per annum exclusive is sought.

## **PRICE**

In the event of a freehold sale offers in excess of **£225,000 (two hundred and twenty five thousand pounds)** are sought.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

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