

Hooper

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FREEHOLD MEWS OFFICES **FOR SALE**

OFFERING A RARE OPPORTUNITY TO BUY TWO ADJOINING AND INTERCONNECTING MEWS OFFICES ON A FREEHOLD BASIS AND WITH PARKING NEARBY

2B GLENEAGLE MEWS, **STREATHAM, SW16 6AE**

LOCATION

The properties are situated with access directly off Gleneagle Mews to the rear of Gleneagle Road and with access immediately from Ambleside Avenue in the centre of Streatham. The properties are within a short walk of Streatham mainline station and the numerous facilities provided by Streatham High Road including many of the major banks and other services. The properties are set back from Ambleside Avenue but are still relatively easily accessed.



DESCRIPTION

The properties comprise two adjoining and interconnecting mews office buildings forming part of a terrace. The two buildings are similar in layout providing ground floor reception with WC off, ground floor offices and then first floor additional offices with a gallery area overlooking the ground floor. There are two glazed roof areas within each unit providing additional natural light and the properties provide quirky mews style offices for the benefit of relatively flexible arrangements. There are small kitchenette areas at first floor and the property somewhat unusually benefits from parking spaces immediately onto Ambleside Avenue. The properties are centrally heated and air conditioned (not tested) but otherwise now require general redecoration and improvement by an incoming purchaser.

ACCOMMODATION

Unit 1:

Ground floor	36.23m²	390 ft² (approx)
First floor office	25.54m²	275 ft² (approx)
Total floor area	61.77m²	665 ft² (approx)

Ground floor entrance lobby

Ground floor WC and first floor kitchenette

Unit 2

Ground floor	40.87m²	440 ft² (approx)
First floor	26.47m²	285 ft² (approx)
Total floor area	67.35m²	725 ft² (approx)

Ground floor lobby

First floor kitchenette and ground floor WC

Externally

Parking area onto Ambleside Avenue big enough for two vehicles

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

Both properties are to be held freehold and with vacant possession on completion.

USE/PLANNING

We understand the property currently falls within Class B1 (Office) of the current Town and Country (Use Classes) Order and has been used for many years as a publishing house. The property is considered suitable for a variety of businesses and, as it is in two distinct units which interconnect at first floor level only, it is ideal for a party wishing to occupy one and perhaps let the other building or may be suited to investment or redevelopment.

PRICE

Offers in excess of **£275,000 (two hundred and seventy five thousand pounds)** are sought for our client's freehold interest.

V.A.T.

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

SUBJECT TO CONTRACT

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.