

INVESTMENT FOR SALE

SNELLER
COMMERCIAL

CHARTERED SURVEYORS

64.4 SQ. M (692 SQ. FT) APPROX. GIA

10 & 11 CRANE MEWS, 32 GOULD ROAD, TWICKENHAM TW2 6RS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **OFFICE INVESTMENT OPPORTUNITY**
- **2 SELF CONTAINED MEWS OFFICES**
- **INCOME GENERATING UNTIL AUGUST 2026**
- **EXCELLENT DECORATIVE CONDITION**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

10 & 11 CRANE MEWS, TWICKENHAM TW2 6RS

LOCATION

Crane Mews is located just off Gould Road in a largely residential area behind the River Crane in Twickenham. Twickenham town centre is approximately ½ a mile providing access to numerous shops, cafes and restaurants with excellent bus services via Richmond and Kingston.

The A316 is within 1 mile providing access to the M3 and motorway networks. Twickenham railway station is just over a mile and Strawberry Hill station is just under a mile, both providing direct access to London Waterloo.

DESCRIPTION

This investment opportunity comprises two self contained mews offices, set over ground and first floor levels providing open plan office space with fitted kitchen areas and disabled WC's.

The properties are presented in excellent decorative condition with electric heating, video entry, attractive exposed brickwork and partial timber flooring.

Although very similar, Unit 10 offers a parking space, Juliet Style balcony overlooking the River Crane, while Unit 11 benefits from a small courtyard garden.

Additional parking permits are available in the surrounding roads.

ACCOMMODATION

The properties have the approximate gross internal floor areas:

Unit 10 65.7 sq. m (708 sq. ft).
Unit 11 73.5 sq. m (792 sq. ft).

TENURE

Long Leasehold available for sale.

INCOME

Unit 10 £23,250 pa. Expiring 29/08/2026
Unit 11 £19,000 pa. Expiring 29/08/2026

PRICE

Offers in the region of £695,000 for the long leasehold interest. 999 years from 1st January 2008.

VAT

The rent and price are subject to VAT.

BUSINESS RATES

2017 Rateable Value:

Unit 10: £12,048
Unit 11: £12,756

2023 Rateable Value:

Unit 10: £15,000
Unit 11: £16,000

ENERGY PERFORMANCE RATING

Energy Ratings:

Unit 10 D (92)
Unit 11 C (75)

A copy of the certificates are available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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