

OFFICE INVESTMENT FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

208.6 SQ. M (2,246 SQ. FT)

32 CANDLER MEWS, AMYAND PARK RD, TWICKENHAM TW1 3JF



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **SALE AND LEASEBACK INVESTMENT**
- **GROUND, FIRST AND SECOND FLOOR OFFICES**
- **SEMI - DETACHED BUILDING IN MEWS SETTING**
- **IDEALLY LOCATED FOR TWICKENHAM TOWN CENTRE AND RAILWAY STATION**

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.

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LOCATION

The premises are located within Candler Mews, an attractive mixed use development within approximately 400m of Twickenham Town Centre. The town provides a wide variety of multiple and specialist shopping facilities together with a range of restaurants, bars and cafes.

Twickenham Railway station is approximately 600m away providing services direct to London Waterloo via Kingston and Richmond. The A316 is approximately 0.7 miles away providing access to the M3, M25 and national motorway network.

DESCRIPTION

The accommodation provides three floors of offices over ground, first and second floors.

All floors provide a mixture of open plan areas and partitioned offices with WC facilities on each floor and kitchenettes on ground and first floor.

The office suites benefit from full carpeting, comfort cooling and parking to the front.

ACCOMMODATION

The offices have the following approximate net internal floor areas:-

Ground Floor	87.1 sq. m	938 sq. ft
First Floor	65.4 sq. m	704 sq. ft
Second Floor	56.1 sq. m	604 sq. ft
TOTAL	208.6 SQ. M	2246 SQ. FT

TENANCY

Our clients have proposed a sale and leaseback on following terms:

- Tenant: Sinclairs Law
- New 5 year FRI lease
- Rent of £75,000 + VAT per annum
- Tenant only 3rd year break option

PRICE

£1,100,000 + VAT

A purchase at this level reflects a net initial yield of 6.46% allowing for purchasers costs of 5.55%

BUSINESS RATES

2017 Rateable Value: £50,685

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: TBC

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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