

FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

79.9 SQ. M (861 SQ. FT) APPROX.

**11 CRANE MEWS, GOULD ROAD, TWICKENHAM
TW2 6RS**



www.snellers.com

020 8977 2204

- ATTRACTIVE SELF
CONTAINED TWO STOREY
MEWS OFFICE
- OVERLOOKING THE RIVER
CRANE
- LONG LEASEHOLD FOR
SALE

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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 a variety of 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

The property comprises a self contained mews office, set over ground and first floor levels providing open plan office space with Juliet style balcony overlooking the River Crane, fitted kitchen area and disabled WC.

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

The property benefits from one parking space and additional parking permits for the surrounding roads are available from the Local Authority.

TENURE

Long leasehold interest of 999 years from 1st January 2008.

ACCOMMODATION

The property has the following approximate gross internal floor areas:-

	SQ. M	SQ. FT
Ground Floor	49.2	530
First Floor	30.7	331
TOTAL	79.9	861

PRICE

Offers in the region of £300,000 plus VAT.

BUSINESS RATES

2026 Rateable Value: £17,500

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

ENERGY PERFORMANCE RATING

Energy Rating: C75

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.