

22 ASTWOOD MEWS

South Kensington SW7 4DE

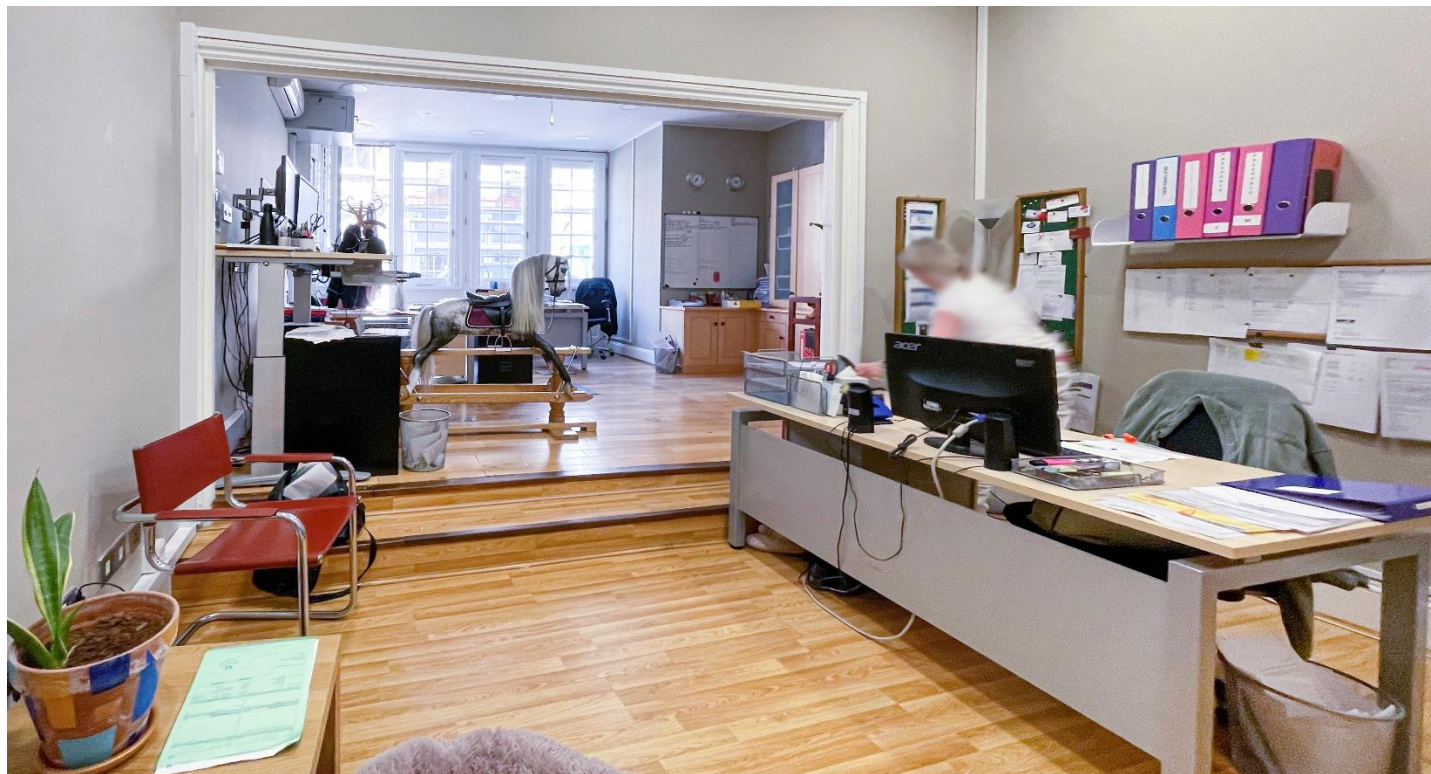
FOR SALE

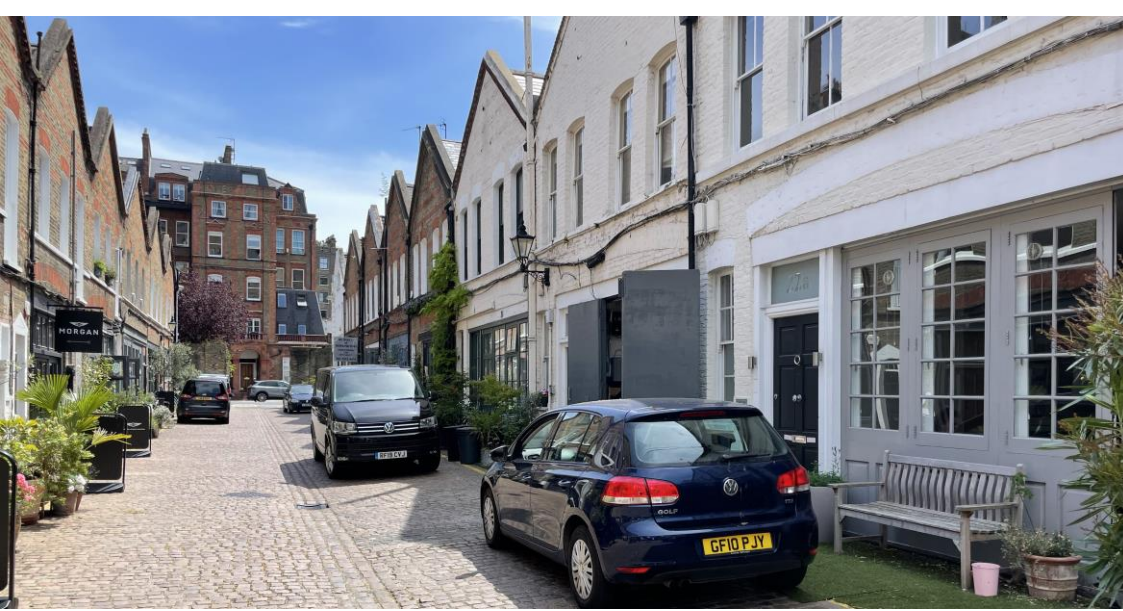
570 sq ft (53 sq m)

A rare ground floor office investment with income



PICTURE GALLERY





LOCATION

Astwood Mews is close to the junction of Courtfield Road which is situated just to the south of the Cromwell Road (A4). The building is only a 4 minutes' walk from Gloucester Road tube station (Piccadilly, District & Circle lines).

DESCRIPTION

Astwood Mews is a traditional London Mews with a mixture of commercial and residential occupiers. The offices occupy the entire ground floor of this attractive building. The offices are let to a Theatrical Agency until 2024. The space is predominantly open plan and fitted with air conditioning units (not tested). There is approximately 100 sq ft of high level mezzanine storage space at the rear of the office. A separate Kitchenette and WC are also provided within the space.

AMENITIES:

- Solid oak floor
- Air conditioning
- Storage space
- Plaster ceilings
- Fitted Kitchenette
- WC

ACCOMODATION 570 sq ft (53 sq m) net internal area (642 sq ft or 59.67 sq m gross)

GUIDE PRICE

£695,000 The property has not been elected for VAT.

LEASE TERMS

The property is currently let to Caroline Dawson Associates on a 5 year lease expiring 14 March 2024 at a rent of £30,000 per annum exclusive. (£52.63 per sq ft). The tenant is responsible for payment of business rates, and share of insurance and service charge. There is a rent deposit of £10,000.

The first floor flat has been sold off on a long leasehold interest.

RATES

£11,601.75 per annum approx, rateable value £23,250 (2022/23) to be confirmed with local authority.

EPC

Rated E (115)

CONTACT

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PLANS

Astwood Mews, SW7
Approximate Gross Internal Area
59.67 sq m / 642 sq ft

(Including restricted height
under 1.5m)

(CH = Ceiling Heights)

