

A B B E V I L L E M E W S

88 CLAPHAM PARK ROAD

LONDON SW4 7BX

TWO SELF-CONTAINED COMMERCIAL BUILDINGS LOCATED BEHIND A
SECURED GATED MEWS WITH CAR PARKING

FOR SALE | TO LET

RIB

ROBERT IRVING BURNS

Houston
Lawrence



LOCATION

Abbeville Mews is situated in the ever-popular Clapham area. The immediate vicinity comprises a mix of commercial premises and high quality residential together with a good selection of shops, bars, pubs and restaurants nearby in Abbeville Road and Clapham High Street. Clapham Common underground station is within 5 minutes' walk from the property (Northern Line) and numerous nearby bus routes connect across south and central London.

DESCRIPTION

Unit 13 and 14 sit behind a secure gated mews on Abbeville Mews. The two buildings are self-contained and are arranged over ground, first and second floors. Both properties benefit with car parking spaces and air conditioning units. The properties are to be sold with full vacant possession and are in need of refurbishment.



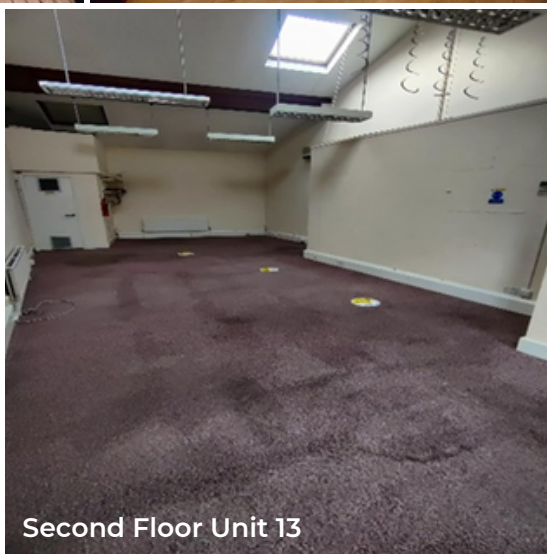
Abbeville Mews



Ground Floor Unit 13



First Floor Unit 13



Second Floor Unit 13

FLOOR AREAS

ADDRESS	FLOOR	GIA SQM	GIA SQFT
13 Abbeville Mews	2nd Floor	150.5	1,620
	1st Floor	156.8	1,688
	Ground Floor	156.0	1,679
Sub Total		463.3	4,987
14 Abbeville Mews	1st Floor	49.8	536
	Ground Floor	48.9	526
Sub Total		98.7	1,062
TOTAL		562.0	6,049

Note: The above floor areas have been provided to us by Sterling Temple and all interested parties should verify this as part of their due diligence.

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

Available upon request.

TENURE

The properties are each held on a long leasehold basis having a term of 93 years unexpired but given that the long leaseholders own shares respectively in the freehold company then these can be referred to as “share of freehold”.

LETTING

A new effective Full Repairing and Insuring lease contracted outside the Landlord & tenant Act 1954 is available direct from the landlord for a term to be agreed.

RENT

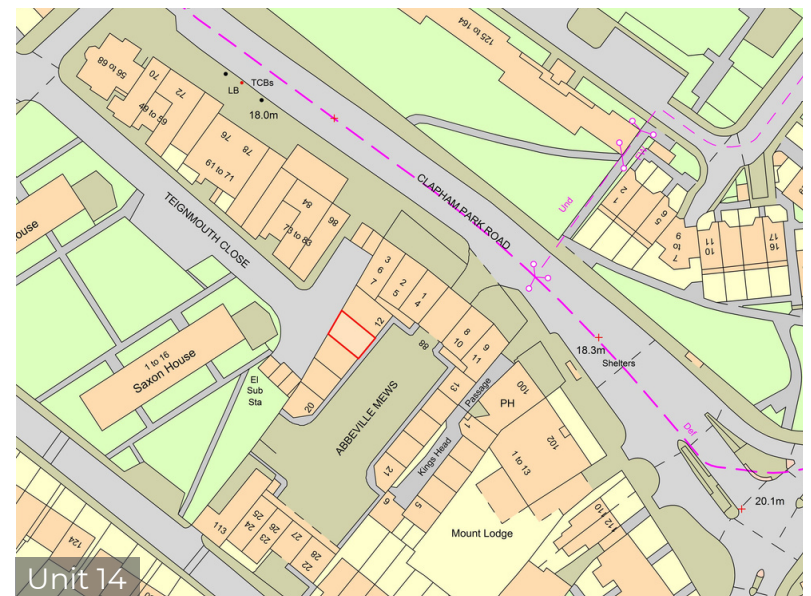
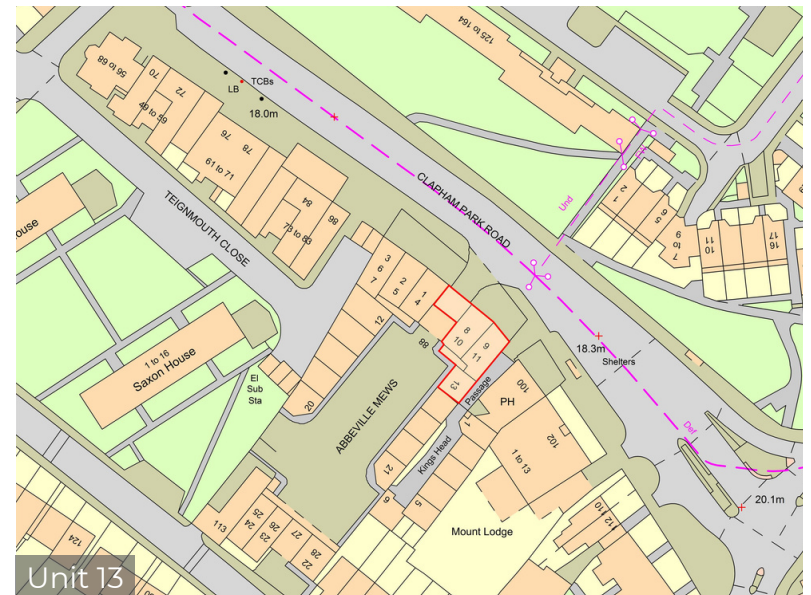
Available upon request.

PRICE

Available upon request. The properties can be sold individually or together.

VAT

The property is not elected for VAT.



CONTACT INFORMATION

For further information, please contact Joint Sole Agents,
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