



16-18 Replingham Road

London, SW18 5LY

Former Barclays Bank located in the heart of Southfields.

2,785 sq ft
(258.73 sq m)

- Freehold double-fronted vast commercial space.
- ERV. Approx. £65,000 per annum.
- Excellent yield profile of c.8.5 %.
- Premium pitch in affluent SW London community.
- Exceptional Capital Value £269psf.
- Excellent proportions - 2,785sqft / 258.7sqm (GIA)

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Summary

Available Size	2,785 sq ft
Price	£750,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

The subject property, formally Barclays Bank, comprises ground and basement-level accommodation that has been stripped out by the current Landlord – therefore creating a blank canvas for potential future occupiers. The unit is double-fronted and benefits from a large, visible glass façade and rear windows to the rear providing additional light sources. The basement contains several separate rooms including the former concrete and steel vault – creating an interesting potential ‘feature’.

ACCOMMODATION: Total – 2,785sqft / 258.7sqm (GIA)

Location

Replingham Road is well-located in the heart of Southfields Village, generally popular with families and young professionals. Southfields Underground Station is moments away, offering District Line access into Central London. The general area is populated with a mix of premium tenants, including Waitrose, Café Nero, Gails, and Franco Manca which service the affluent local residents. It is also the closest stop to the famous AELTC, home to the Wimbledon Tennis Championships. The summer festivities dramatically increase the level of passing trade creating an outstanding opportunity for tenants to increase revenues over this period.

Terms

Title and Tenure: The Freehold is held under title number: 54976.

Rateable Value: £47,950. Interested parties are advised to make their own enquiries with the Local Authority: London Borough of Wandsworth.

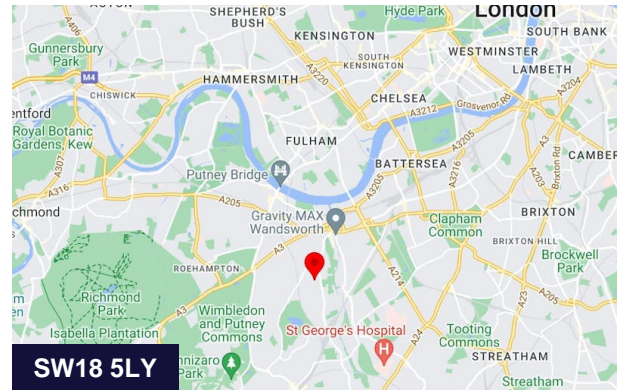
Method of Sale: The site will be sold by way of Private Treaty.

VAT: TBC.

Viewings: Strictly through the Sole Agents, Winkworth Commercial on 020 7355 0285 and made by prior appointment.

EPC: Available on request.

Proposal: We are instructed to invite offers in the region of £750,000 with a sale at this level reflecting a Gross Initial Yield of 8.5 % assuming an ERV of £65,000 per annum.



Viewing & Further Information



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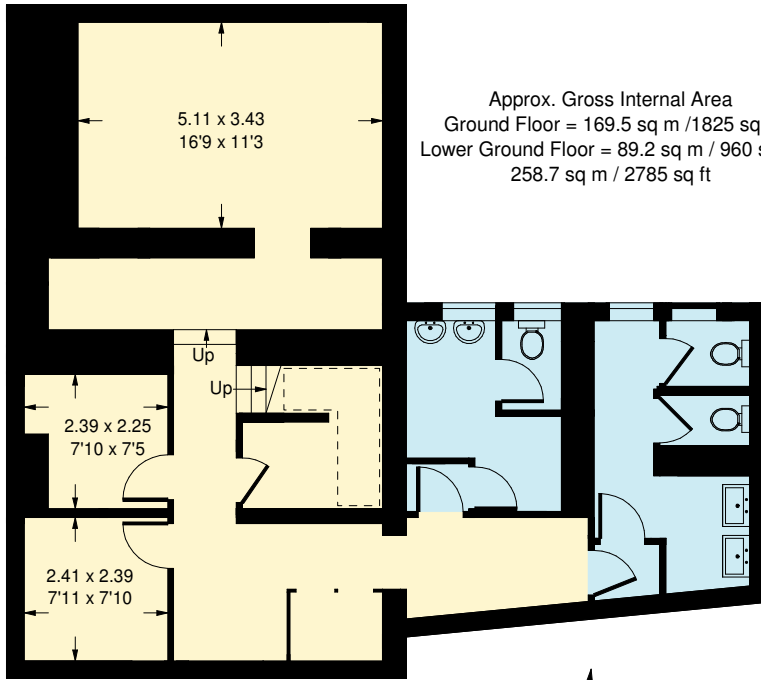
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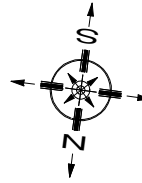
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Replingham Road, SW18

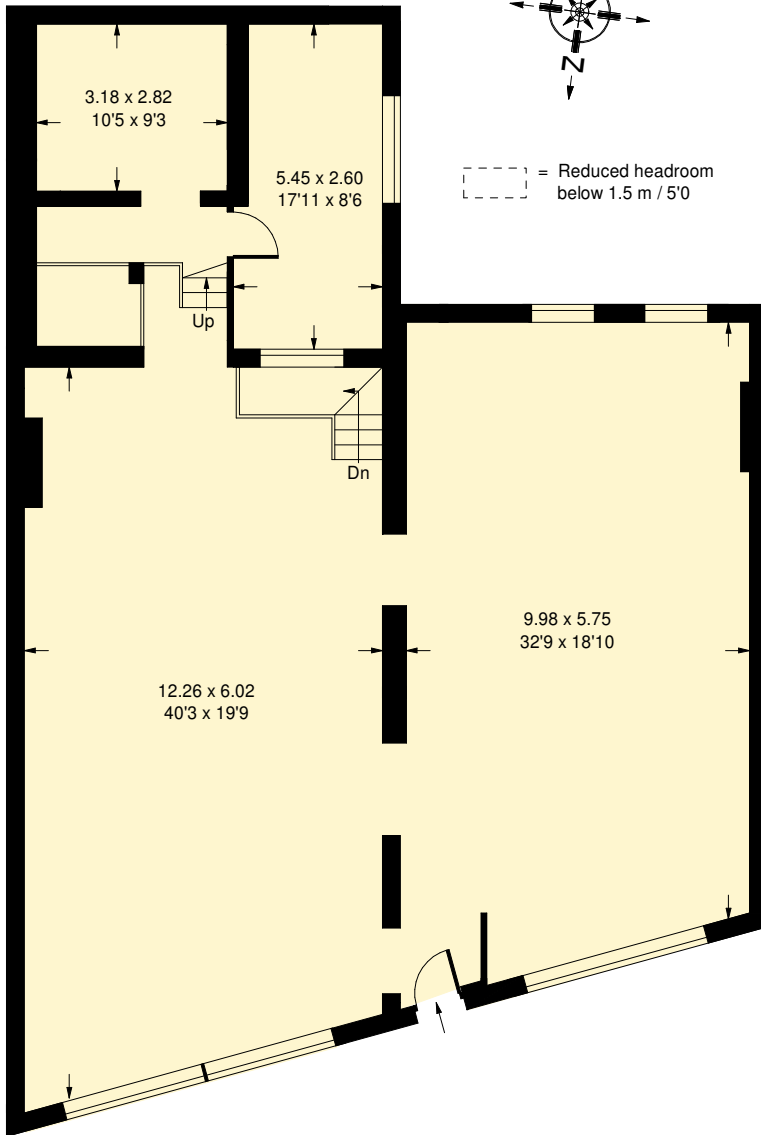
Approx. Gross Internal Area
 Ground Floor = 169.5 sq m / 1825 sq ft
 Lower Ground Floor = 89.2 sq m / 960 sq ft
 258.7 sq m / 2785 sq ft



Lower Ground Floor



- - - - = Reduced headroom
 below 1.5 m / 5'0"



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.