



## 16-18 Replingham Road

Southfields, London, SW18 5LY

### **Mixed-Use Freehold in a premium London location.**

**4,109 sq ft**  
(381.74 sq m)

- Vacant double-fronted commercial space.
- Premium pitch in affluent SW London community.
- One fully let Residential Maisonette.
- Exceptional Capital Value £329 p/sq/ft.
- Outstanding investment potential.

# 16-18 Replingham Road, Southfields, London, SW18 5LY

## Summary

<b>Available Size</b>	4,109 sq ft
<b>Price</b>	£1,350,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (56)

## 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.

18A Replingham Road – Is equally let on an AST and generates £2,000 pcm from May 2021. The property measures 1,324 sq ft / 123 sq m and is in need of some light remedial work. This portion of the property does however benefit from a large west-facing terrace with attractive views of west London and benefits from 3 large bedrooms.

## 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

Tenure: The Freehold will be sold with the benefit of Long Leasehold.

Rateable Value: 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: The property is not elected for VAT.

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 £1,350,000 for the Freehold interest.



## Viewing & Further Information



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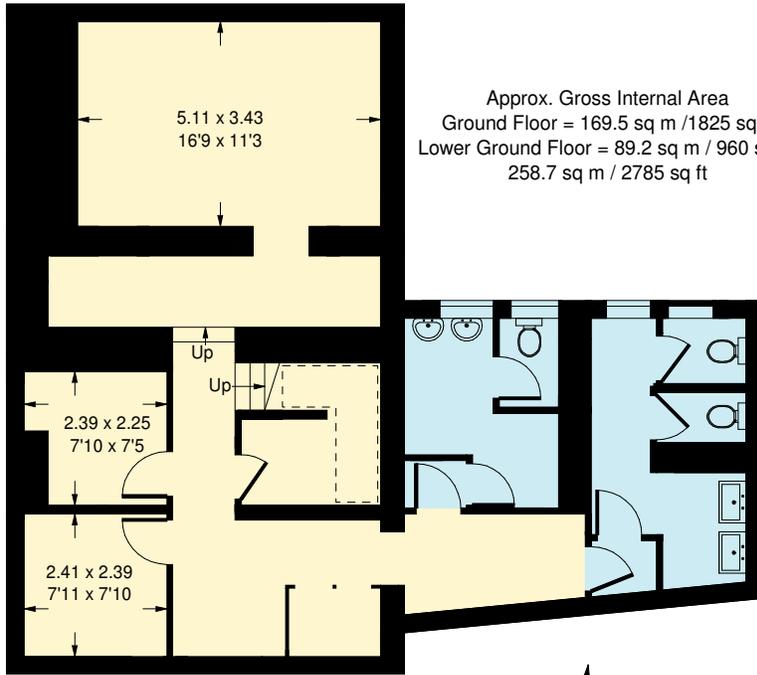
### Chris Ryan

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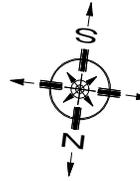
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# Replingham Road, SW18

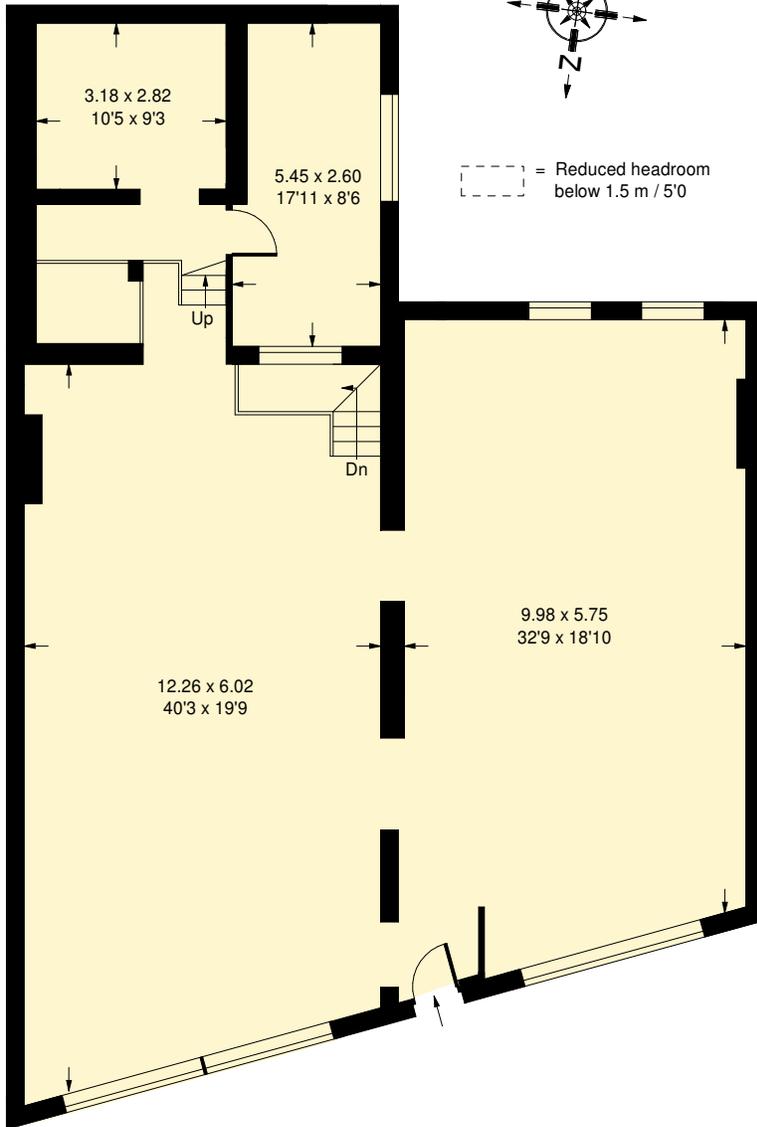
Approx. Gross Internal Area  
 Ground Floor = 169.5 sq m / 1825 sq ft  
 Lower Ground Floor = 89.2 sq m / 960 sq ft  
 258.7 sq m / 2785 sq ft



**Lower Ground Floor**

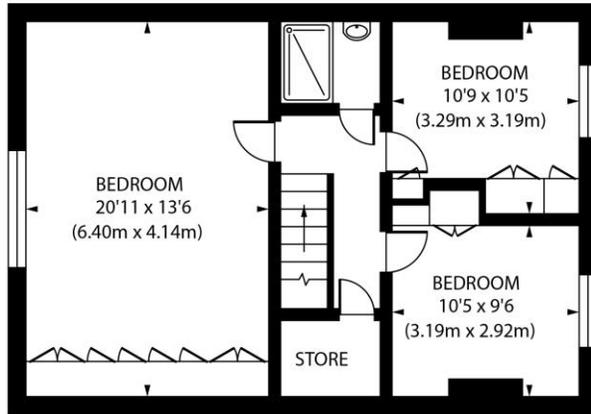


- - - = Reduced headroom  
 below 1.5 m / 5'0"

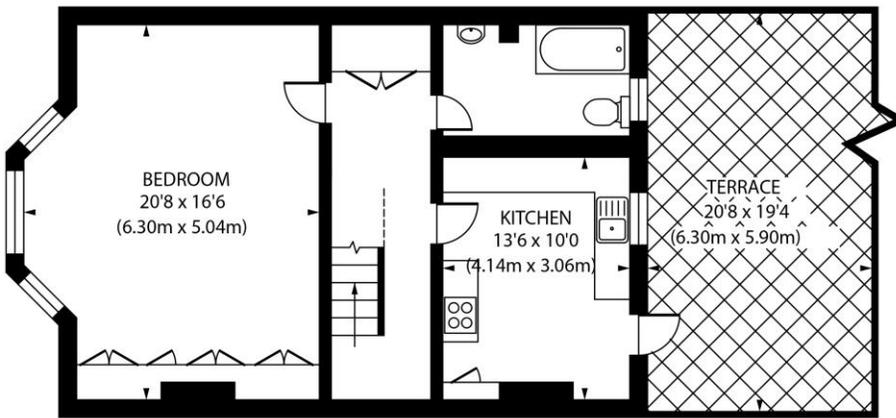


**Ground Floor**

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.



SECOND FLOOR



FIRST FLOOR

Village Mews, SW18  
Gross Internal Area 1324 sq ft/123 sq metres  
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