



## 16-18 Replingham Road

Southfields, London, SW18 5LY

### Mixed-Use Freehold for sale in prime London, SW18.

**4,916 sq ft**  
(456.71 sq m)

- Vacant double-fronted commercial space.
- Commercial ERV. Approx. £70,000 per annum.
- Premium pitch in affluent SW London community.
- Two fully let residential units.
- Exceptional Capital Value £355 p/sq/ft.
- Generous proportions – 4,916 sq ft / 456.7 sq m (GIA).

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

## Summary

<b>Available Size</b>	4,916 sq ft
<b>Price</b>	£1,750,000
<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.

2 Village Mews – This two-bedroom property is let on an AST generating £1,800 pcm from April 2019. The unit measures 807 sq ft / 75 sq m and is of modern construction. This property is in excellent condition and benefits from high levels of natural light and a private secluded mews location.

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

Title and Tenure: The Freehold is held under Title Number 54925 & will be sold with the benefit of Long Leasehold Titles (TGL247166 & TGL249330).

Rateable Value: Interested parties are advised to make their own enquiries with the Local Authority (London Borough of Wandsworth).

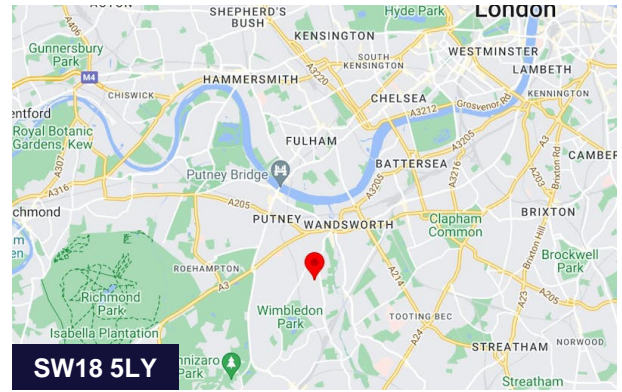
Method of Sale: The site will be sold by way of Private Treaty.

VAT: 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 £1,750,000 for the Freehold interest.



## Viewing & Further Information



### Tom Lewin

020 7355 0285 | 07783 250337  
tlewin@winkworth.co.uk



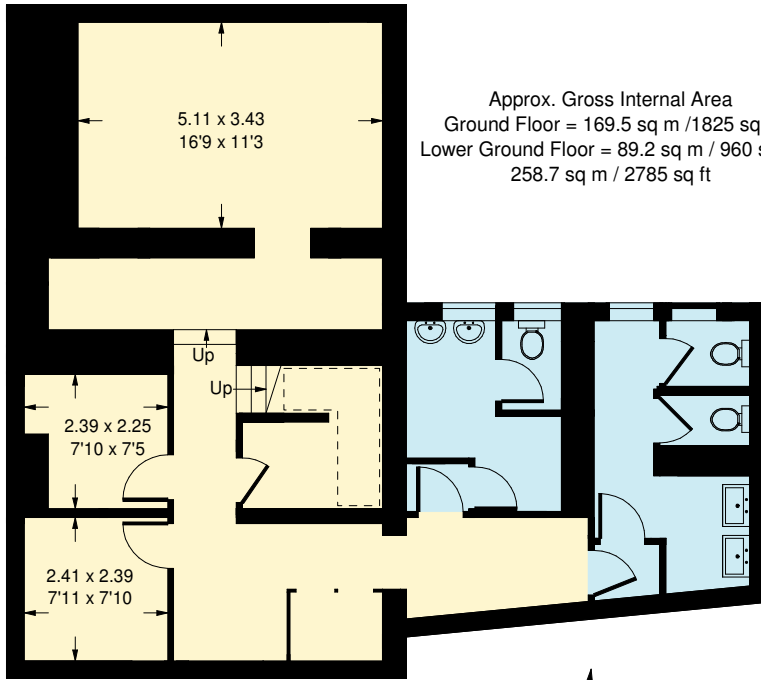
### Adam Stackhouse

07889 510036 | 020 7355 0285  
astackhouse@winkworth.co.uk

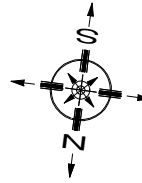
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 12/08/2024

# Replingham Road, SW18

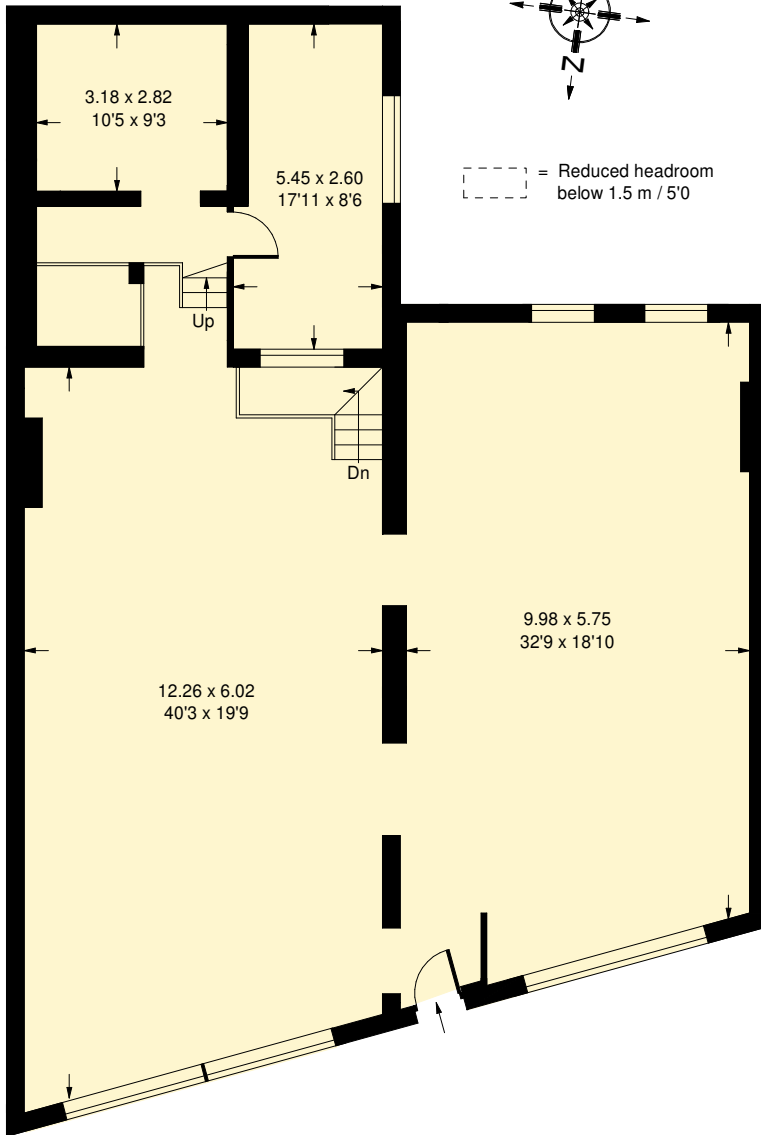
Approx. Gross Internal Area  
 Ground Floor = 169.5 sq m / 1825 sq ft  
 Lower Ground Floor = 89.2 sq m / 960 sq ft  
 258.7 sq m / 2785 sq ft



**Lower Ground Floor**

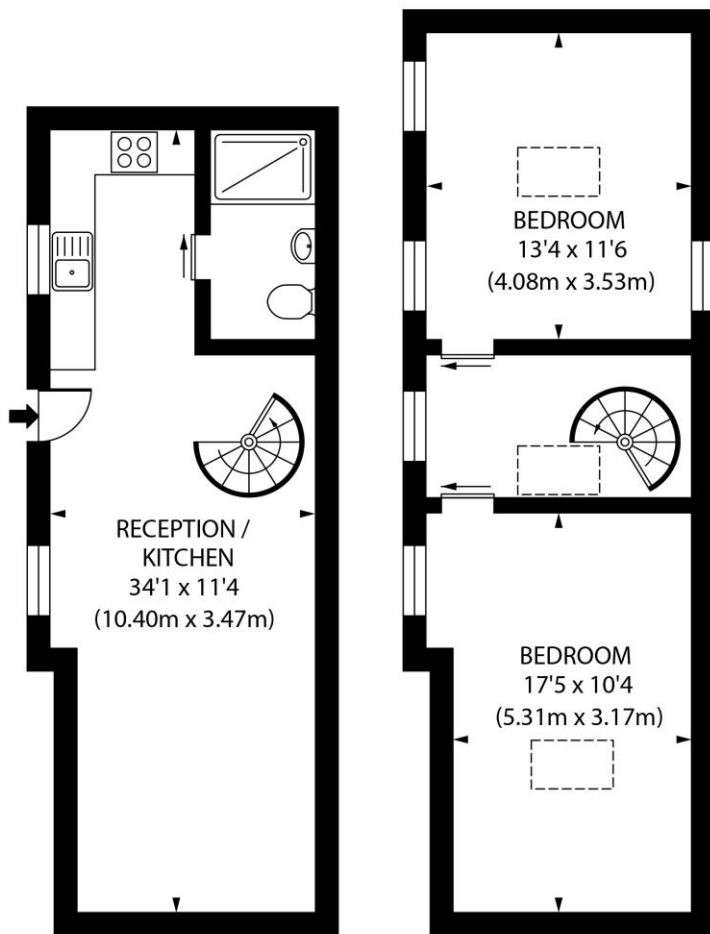


- - - - = Reduced headroom  
 below 1.5 m / 5'0"



**Ground Floor**

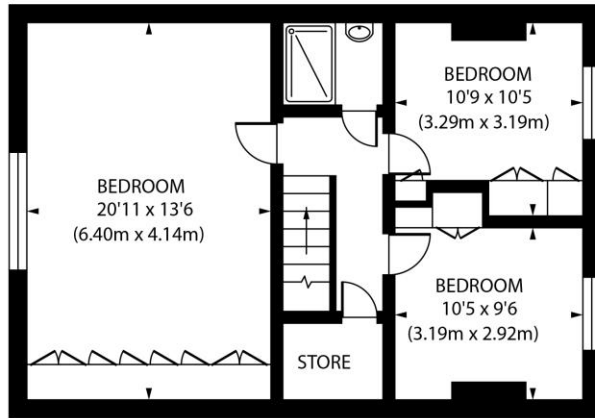
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for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



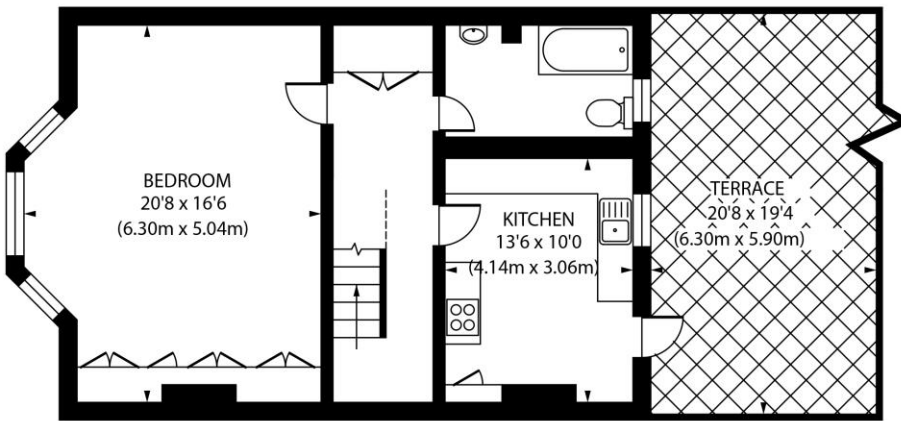
GROUND FLOOR

FIRST FLOOR

Village Mews, SW18  
Gross Internal Area 807 sq ft/75 sq metres  
©photosandfloorplans.com



SECOND FLOOR



FIRST FLOOR

Village Mews, SW18  
Gross Internal Area 1324 sq ft/123 sq metres  
©photosandfloorplans.com