

**16-18 REPLINGHAM ROAD  
SOUTHFIELDS  
SW18 5LN**



**CLASS E (COMMERCIAL, BUSINESS & SERVICES) PREMISES - TO LET**  
**RARELY AVAILABLE DOUBLE FRONTED SHOP - 1,929 SQ FT (179.21 SQ M)**  
**EXCELLENT TRADING LOCATION CLOSE TO TUBE STATION**  
**ARRANGED OVER GROUND AND BASEMENT**  
**AFFLUENT CATCHMENT AREA**  
**NEW LEASE NO PREMIUM**

**RENT £75,000 PER ANNUM**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

### Location:

The property is situated on the southern side of Replingham Rd close to the junction with Wimbledon Park Road. The immediate area is a vibrant mixed-use commercial and residential location colloquially known as THE GRID. Southfields Underground Station (District Line) is within 0.2 mile of the subject. The **A3** is easily accessed at Tibbets Corner which provides direct access to the M25 Orbital Motorway. Heathrow & Gatwick Airports can be easily accessed from this location via public transport. Nearby traders include Tesco Express, Gail's Bakery, Boots Pharmacy, Café Nero and a host of independent local traders.

### Description:

The building consists of a double fronted shop arranged over two levels with two floors of residential above. It's of a traditional brick façade and the upper parts are rendered with mock Tudor style beams. The ground floor comprises a double fronted shop unit with ancillary space to the rear at a raised level. The basement provides additional space along with staff welfare area and WC's.

In order to appreciate the space being made available an internal inspection is highly advised.

### Accommodation:

The premises provide the following net internal area:

	Sq Ft	Sq M
GF Sales	1,389	129.04
GF Ancillary	230	21.37
Basement	310	28.80
<b>Total</b>	<b>1,929</b>	<b>179.21</b>

ITZA 1,154 Units



**Service Charge:**

We are advised that a service charge shall be adopted.

**User:**

We believe the premises fall under Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

**Rateable Value:**

We are advised by the VOA website that the property has a Rateable Value of: £47,500; however, interested parties should make their own enquiries.

**EPC:**

The property has a EPC rating of **C (56)**. A copy of the EPC is available upon request.

**Legal Fees:**

Each party to bear its own legal costs.

**VAT**

The property is not VAT elected at present time being.

**Terms:**

A new effective full repairing and insuring lease, for a term certain of at least 10 years to be agreed, subject to rent reviews on every 5th anniversary on a upwardly only basis.

**Rent:**

£75,000 per annum, exclusive of other outgoings.

**Contacts:**

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**HM Land Registry**  
Current title plan

Title number **54976**  
Ordnance Survey map reference **TQ2473SE**  
Scale **1:1250**  
Administrative area **Wandsworth**



#### Important Notice

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