

The Complete Property Service

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16-18 REPLINGHAM ROAD SOUTHFIELDS SW18 5LN



CLASS E (COMMERCIAL, BUSINESS & SERVICES) PREMISES - TO LET
RARELY AVAILBLE 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 PREMUIM

RENT £75,000 PER ANNUM

Willmotts (Faling) 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 knows as THE GRID. Southfields Underground Station (District Line) is within are all 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.

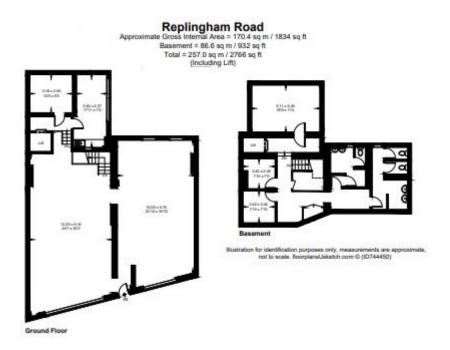
In order to appreciate the space being made available an internal inspection is highly advised.

Accommodation:

The premises provide the following net internal area:

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

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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