

MIXED USE FREEHOLD FOR SALE

3 Replingham Road
London
SW18 5LT



Kinleigh Folkard & Hayward

COMMERCIAL PROPERTY

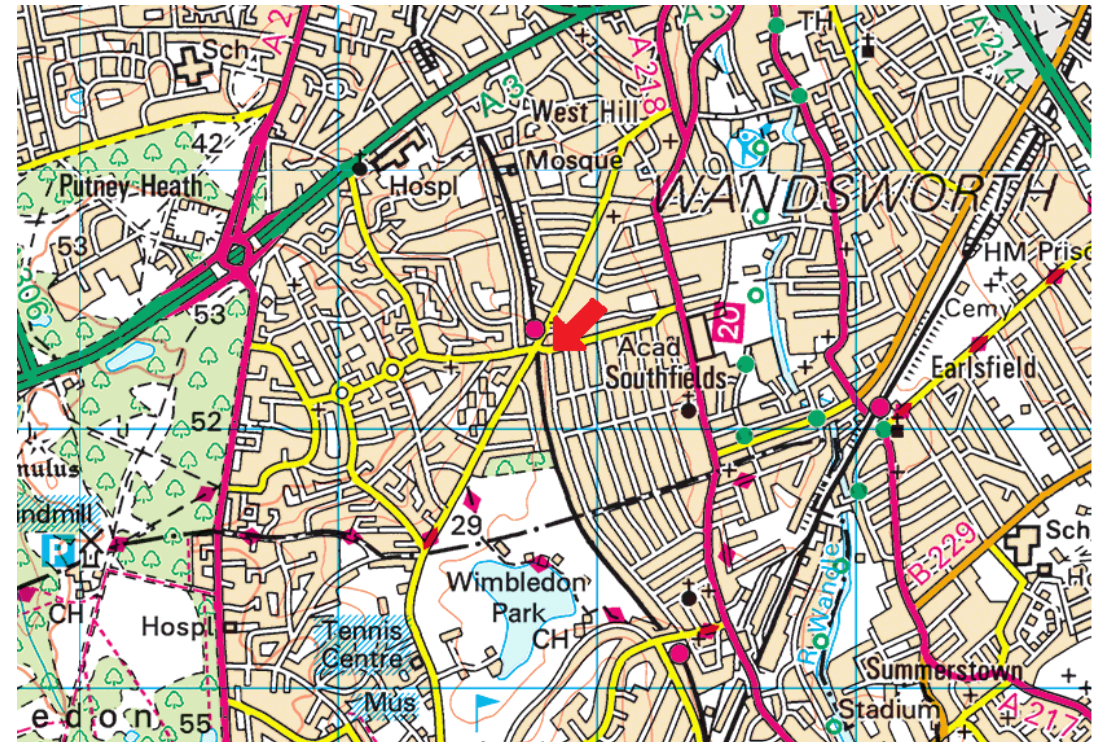
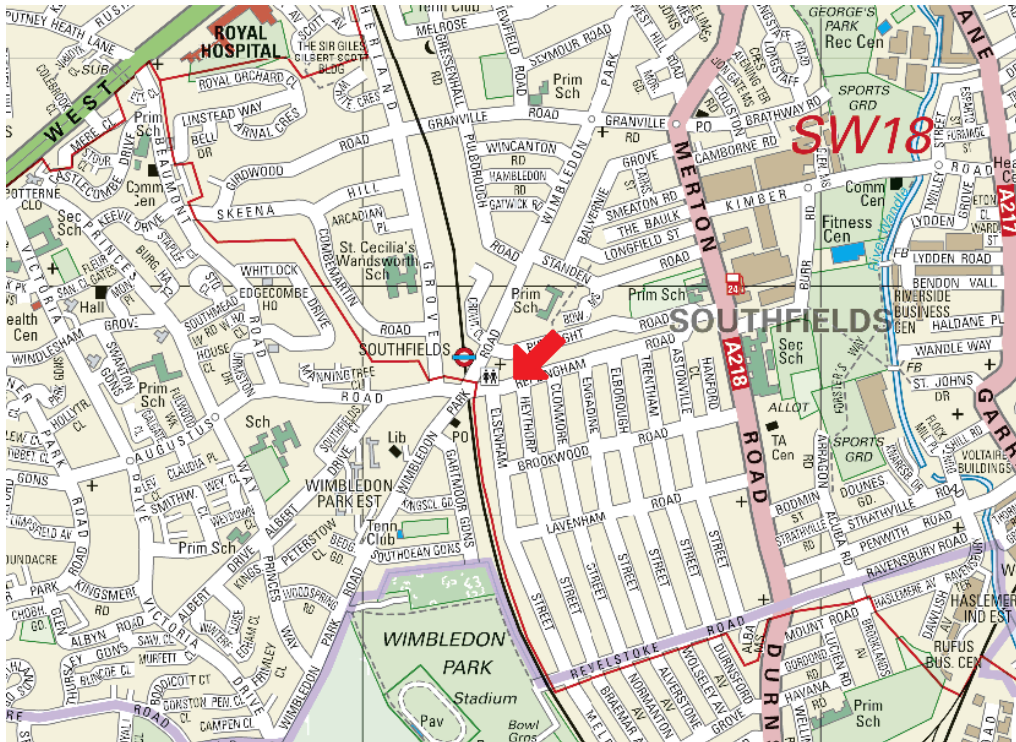
020 8739 2090 kfh.co.uk

Location

The property is prominently situated on Replingham Road, with Southfields Station (approximately 195 ft) which offers access to the underground (District Line). The local area is a mixture of commercial and residential properties which benefit from excellent transport links, with bus routes along the A3 (Elephant & Castle & Camden Town). Nearby traders include: KFC, Revolution, Gourmet Burger Kitchen, Nando's, Franco Manca, Aquum and Sainsbury's.

Description

The subject property is a late Victorian building, built approximately in 1900 and consists of a ground floor and basement retail unit and first and second floor residential space comprising of flats.



Accommodation

The premises afford the following approximate net internal floor areas:

Floor	m ²	Ft ²
Ground Floor	97.78	1052
Basement Commercial	90.55	974
Flat A	42	452
Flat B	35.61	383
TOTAL	265.94	2861

Tenancy

The ground floor and basement retail premises are currently vacant. The Estimated Rental Value (ERV) is in the region of £35,000–£40,000 per annum.

The two residential flats to the upper floors, are both let on 12 month AST's ending in February 2019, producing a total income of £27,600 Per Annum.

Planning

A ground floor and basement unit with A1 use (Shops), whilst the uppers are C3 (Dwellinghouses) in accordance with the Town and Country Planning Act 1987 (as amended).

Tenure

Freehold.



VAT

To be confirmed.

Proposal

We are instructed to seek offers in the region of £1,400,000 subject to contract.

EPC

Available on request.

Further Information & Viewing:

The following further information is available upon request:

- Occupational Lease
- Title Documentation
- Energy Performance Certificates

If you would like to make enquiries or wish to inspect, please contact sole agents KFH Commercial:

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Important Notice:

Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property. **September 2018**