

**London SW18**  
**13-15 Replingham Road**  
**Southfields**  
**SW18 5LT**

- **Freehold Commercial and Residential Investment**
- Two shops, a dental studio and a flat
- First class South West London location, close to District Line tube station
- To be offered as one Lot
- Rent Reviews from 2020
- Total Current Rents Reserved  
**£76,750 pa**  
**plus vacant possession of one flat**

**On the Instructions of The High Court**

**Note: This property will not be sold prior to the auction**



**Tenure**  
Freehold.

**Location**  
Southfields is a popular suburb situated between Wandsworth and Wimbledon in an affluent area of South West London. The area benefits from good Underground services on the District Line at Southfields Station. The property is situated on Replingham Road, opposite its junction with Elsenham Street, about 100 metres from Southfields Station. Starbucks are adjacent and branches of Greggs, Caffè Nero, Barclays, Ladbroke's, Tesco Express and Boots are also in the immediate vicinity.

**Description**  
The property comprises two buildings, each arranged on ground and two upper floors to provide two shop units at ground floor level, a dental

surgery on the first floor and a self-contained flat at second floor level. The accommodation on the upper floors runs over both shop units.

**VAT**  
For VAT status see Special Conditions of sale.

**Documents**  
The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Energy Performance Certificate**  
(13) EPC Rating 107 Band E (Copy available on website).  
(15) EPC Rating 127 Band F (Copy available on website).  
(13-15) EPC Rating 60 Band E (Copy available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
13	P A Richards (t/a Well Being Pharmacy)	Gross Frontage (Increases to Upper Floors) 5.40 m (17' 8") Net Frontage 4.00 m (13' 2") Built Depth 13.22 m (43' 4") Ground Floor 50.3 sq m (542 sq ft)	15 years from 25.12.1999 Rent review every 5th year FR & I	£19,000 p.a.	Holding Over
15	P A Richards (t/a Wheeler & Kirk Opticians)	Gross Frontage 7.90 m (25' 11") Net Frontage 7.25 m (23' 9") Built Depth 14.34 m (47' 0") Ground Floor 64.80 sq m (697 sq ft)	20 years from 08.07.2007 Rent review every 5th year FR & I	£27,750 p.a.	Rent Review 2017 Outstanding
13/15 First Floor	M A Weinstein (t/a Preventative Dental)	First Floor - Surgery 76 sq m (820 sq ft)	15 years from 27.08.2015 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review 2020
13/15 Second Floor	Vacant	Second Floor Flat - 3 Rooms, Kitchen, Bathroom			
				<b>Total £76,750 p.a.</b>	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** | Barry Esq, Prince Evans Solicitors. Tel: 0208 567 3477 e-mail: [ibarry@prince-evans.co.uk](mailto:ibarry@prince-evans.co.uk)