

**LEWIS  
&CO**



193 REPLINGHAM ROAD

LONDON, SW18 5LJ

SHOP TO LET  
515 SQ FT





# 193 REPLINGHAM ROAD

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## LEWIS &CO

## LOCATION

Ground floor glass fronted E class shop which benefits from WC, open plan layout and store rooms at the rear. The unit has recently been refurbished and would suit a variety of commercial uses.

## DESCRIPTION

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.

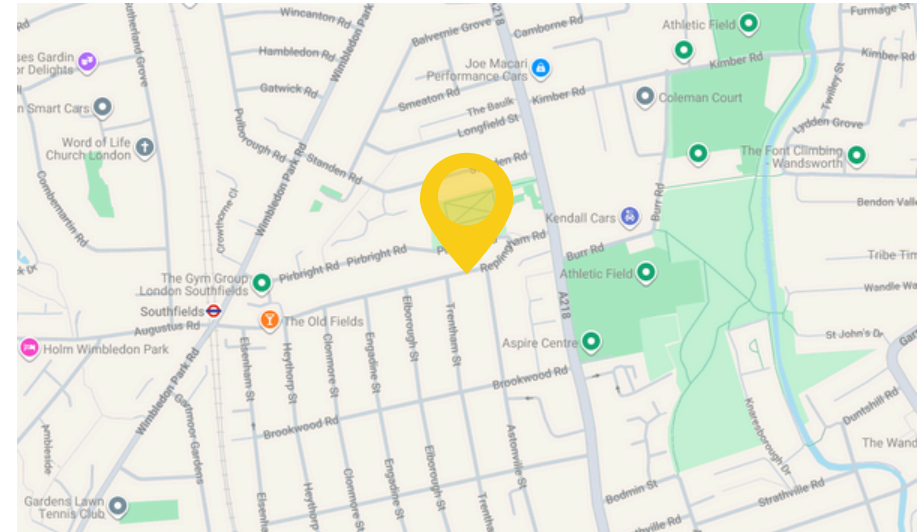


## SPECIFICATION

- Open plan
- Roadside frontage
- WC
- Refurbished

## FLOOR AREAS

Floor	sq ft	sq m
GF	515	48



## TERMS

Available on a new FRI lease with terms to be agreed.

## RENT

£24,000 per annum.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

Available upon request.

## EPC

Available upon request.

## VIEWING

Strictly by appointment through the sole agents.

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