



36B, THE BROADWAY, Southall, UB1 1PT

SUMMARY

Commercial retail unit

Approximately 700 sqft total area

Affluent commuter town

First class trading position

Rear access through the alley

Electric shutters

DESCRIPTION

The property is arranged on the ground floor to provide a shop, previously trading as a boutique. The property forms part of a busy parade of shops on one of the principal town centre shopping street, Southall that makes it an excellent trading position.

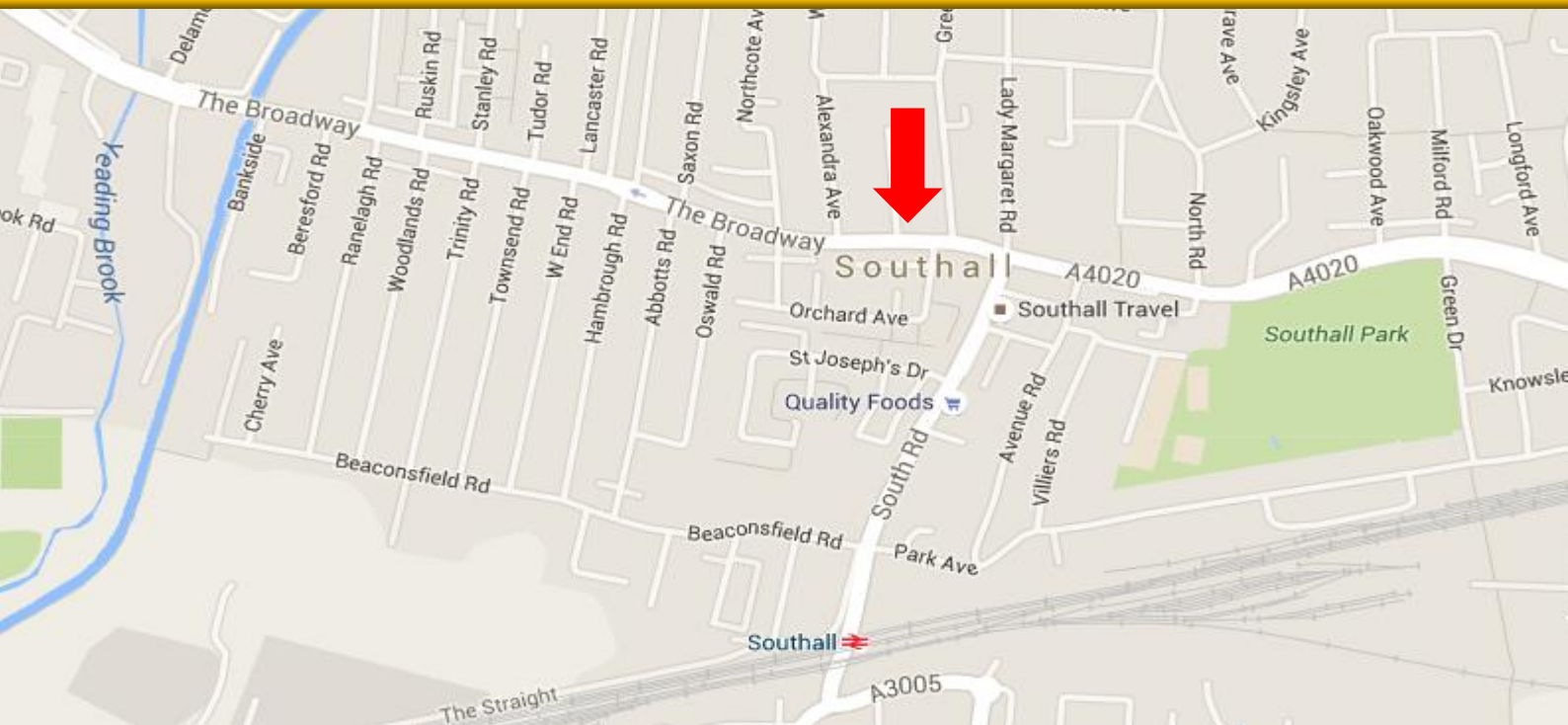
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area	30	322.8
Ground	Internal Storage	35	376.6
	TOTAL	65 sqm	699.4 sqft

LOCATION

Southall is a major West London suburb with a resident population of 318,000, situated within the London Borough of Ealing. Southall is 11 miles west of Central London and Heathrow Airport is 7 miles to the west. London Paddington is just 18 minutes by train. Southall is a dynamic, growing hub with specialist shopping, services and manufacturing, integrated into a regional and international market.

The property is situated in a first class retailing position on the Broadway, the principal shopping street in the Southall town centre, a short walk from the station of about 9 minutes. Other occupiers close by include Barclays bank, Post office, HSBC, Santander, Lloyds bank and Gregg's amongst others.



TENURE

Leasehold £35,000 per annum

VAT

To be confirmed

BUSINESS RATES

Rateable Value £15,250

Rates Payable Approx. £7,000

Interested parties are advised to confirm the rating liability with the Local Authority on 02088257020.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Gaurav Sarna - 0208 569 8500
E-mail: gaurav@monarchcommercial.co.uk

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