



## 18 The Broadway, Southall, UB1 2AX

### SUMMARY

Commercial retail shop on principle shopping high street

Suitable for various businesses (STP)

Affluent commuter town

Total approximate area 453 sqft

Low rent of £35,000 per annum

Benefits from A1 use

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

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area A	15.93	171
Ground	Retail Area B	24.20	260
Ground	Remaining Retail Zone	2.13	22
Total		42.26 sqm	453 sqft

### LOCATION

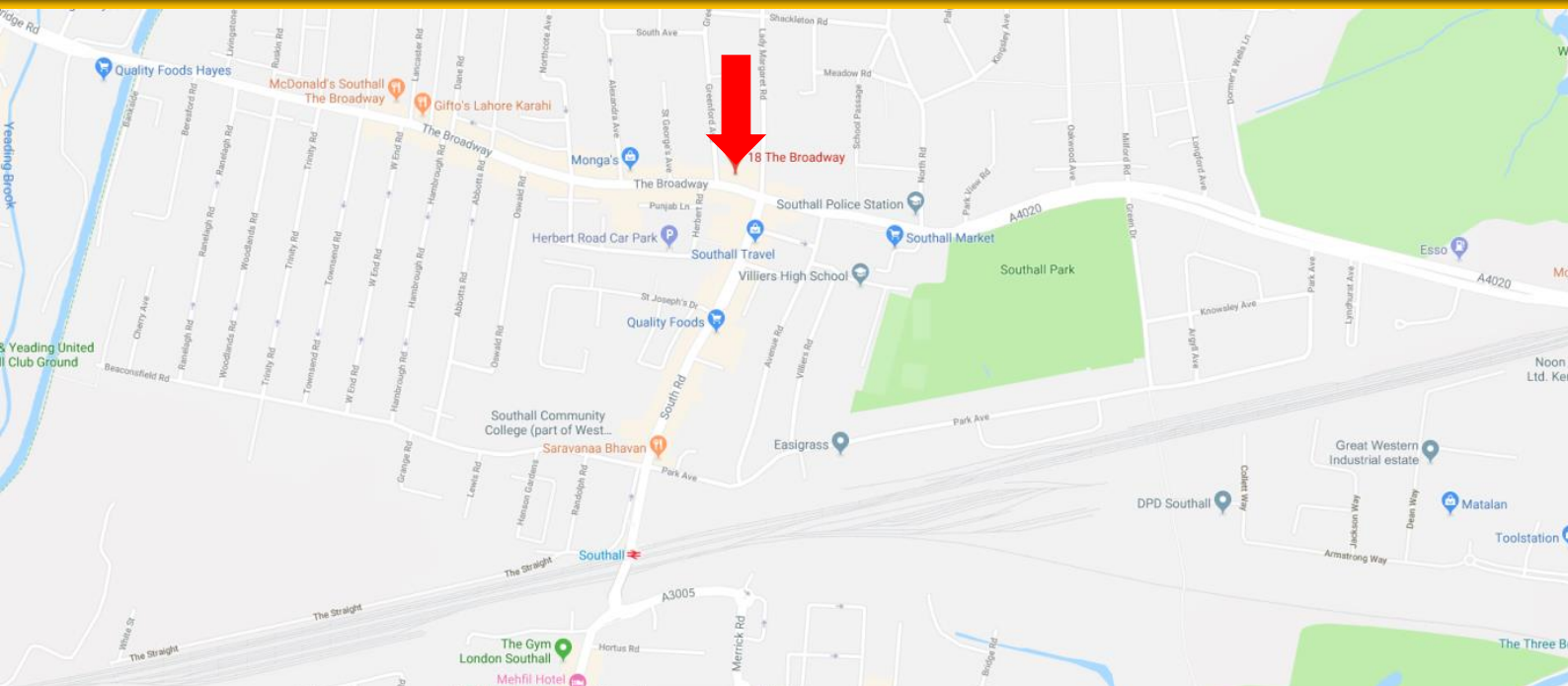
Southall is a major West London suburb situated within the London Borough of Ealing. Southall is 11 miles west of Central London and Heathrow Airport is 7 miles to the west. London Paddington is just 18 minutes by train. Southall is a dynamic, growing hub with specialist shopping, services and manufacturing, 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 Southall Railway station of about 12 minutes. Several bus routes pass along these premises.

### DESCRIPTION

The property forms part of a busy parade of shops on one of the principal town centre shopping street, The Broadway which makes it an excellent trading position.

The ground floor provides an internal area of approximately 453 sqft. The property is being offered on a new FRI lease with vacant possession upon completion.



**TENURE**

Rental £35,000 per annum

**BUSINESS RATES**

Rateable value £20,250

Rates payable £13,560

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

**VAT**

To be confirmed

**ADDITIONAL INFORMATION**

Further information including Title Plans can be provided on request.



**VIEWING AND FURTHER INFORMATION**

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

**Gaurav Sarna** 0208 569 8500  
E-mail: [gaurav@monarchcommercial.co.uk](mailto:gaurav@monarchcommercial.co.uk)

**Ankur Lakhanpal** - 0208 569 8500  
E-mail: [ankur@monarchcommercial.co.uk](mailto:ankur@monarchcommercial.co.uk)

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