



4-6 The Broadway, Southall, UB1 1PS

SUMMARY

- Commercial retail unit in Southall
- Suitable for various businesses (STP)
- Affluent commuter town
- Total approximate area 1,380 sqft
- Great transport links
- Includes basement
- A3 class use

DESCRIPTION

The property comprises a ground floor shop of approximately 1,380 sqft. The unit is currently occupied by the Asian clothing brand. The property has a spacious basement which could be used for storage purposes.

The property is situated on the main road. It is a busy very Street.

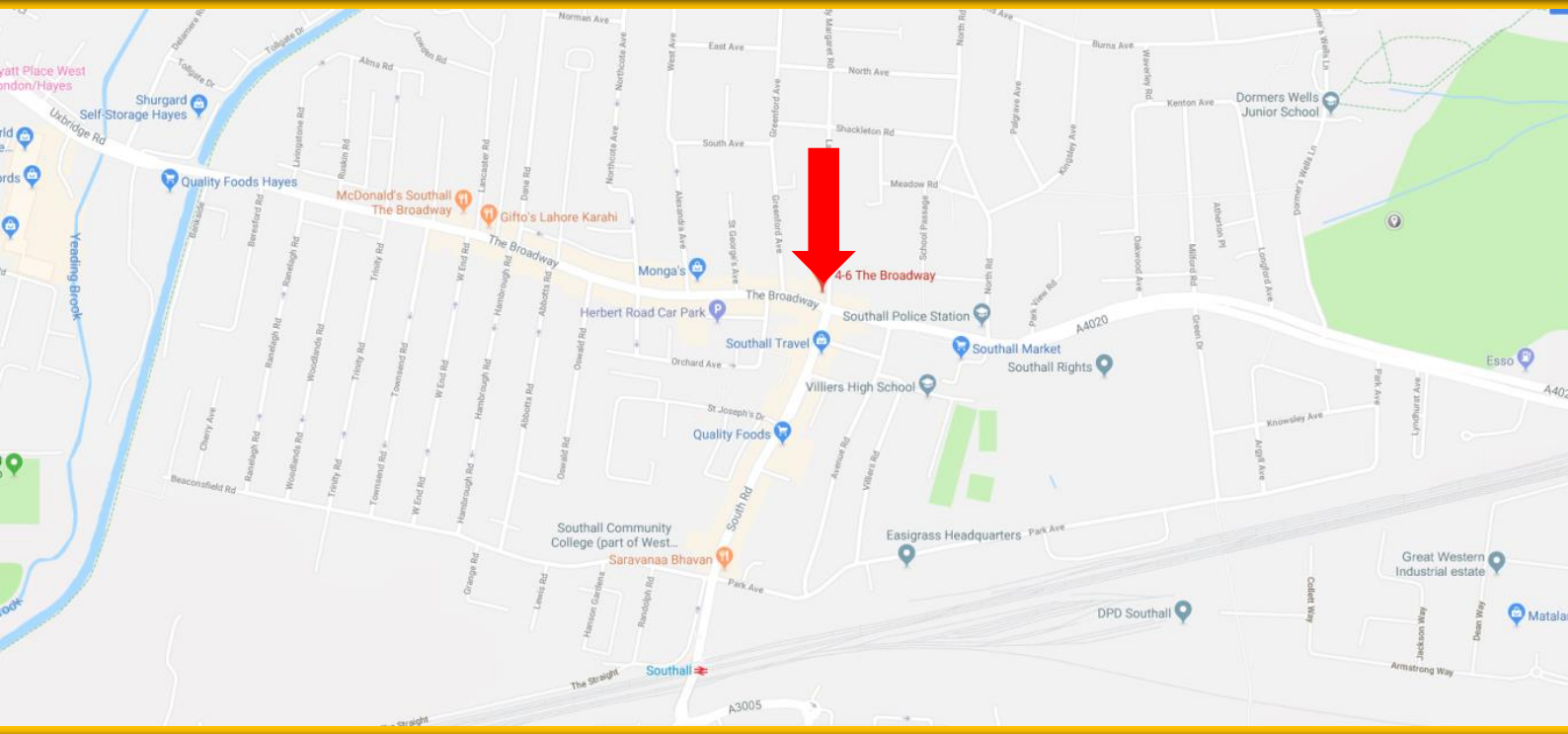
SCHEDULE OF ACCOMMODATION

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

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Zone A/B	83.42 sqm	897 sqft
Ground	Remaining Retail Zone	44.95 sqm	483 sqft
Total		128.37 sqm	1,380 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, with the Capital set to become even closer with the opening of Cross Rail in 2019.



TENURE

Rental POA

BUSINESS RATES

Rateable value £68,000

Rates payable £32,640

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8825 7020.

VAT

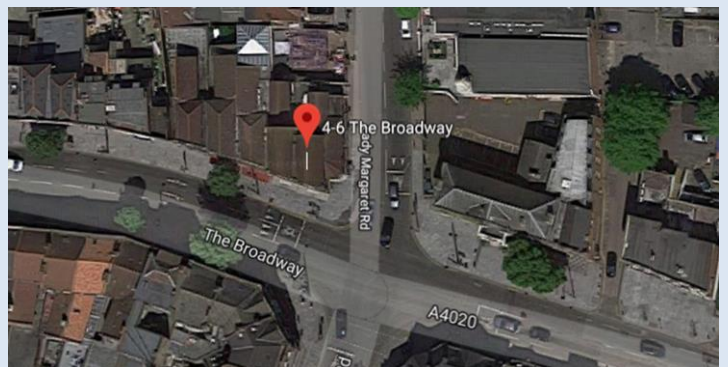
To be confirmed

LEGAL COSTS

Each party to be responsible for their own legal costs.

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:

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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