



40 – 40a The Broadway, Southall UB1 1PT

SUMMARY

Front facing unit

Currently let to Halifax

Commercial unit in Southall

Suitable for various businesses (STP)

Affluent commuter town

Good transport links

Freehold available

Retail, Non Food Store

DESCRIPTION

The property is currently occupied by well-established bank which has been operating for over 15 years and has currently renewed their lease. The premises are arranged over ground and first floor.

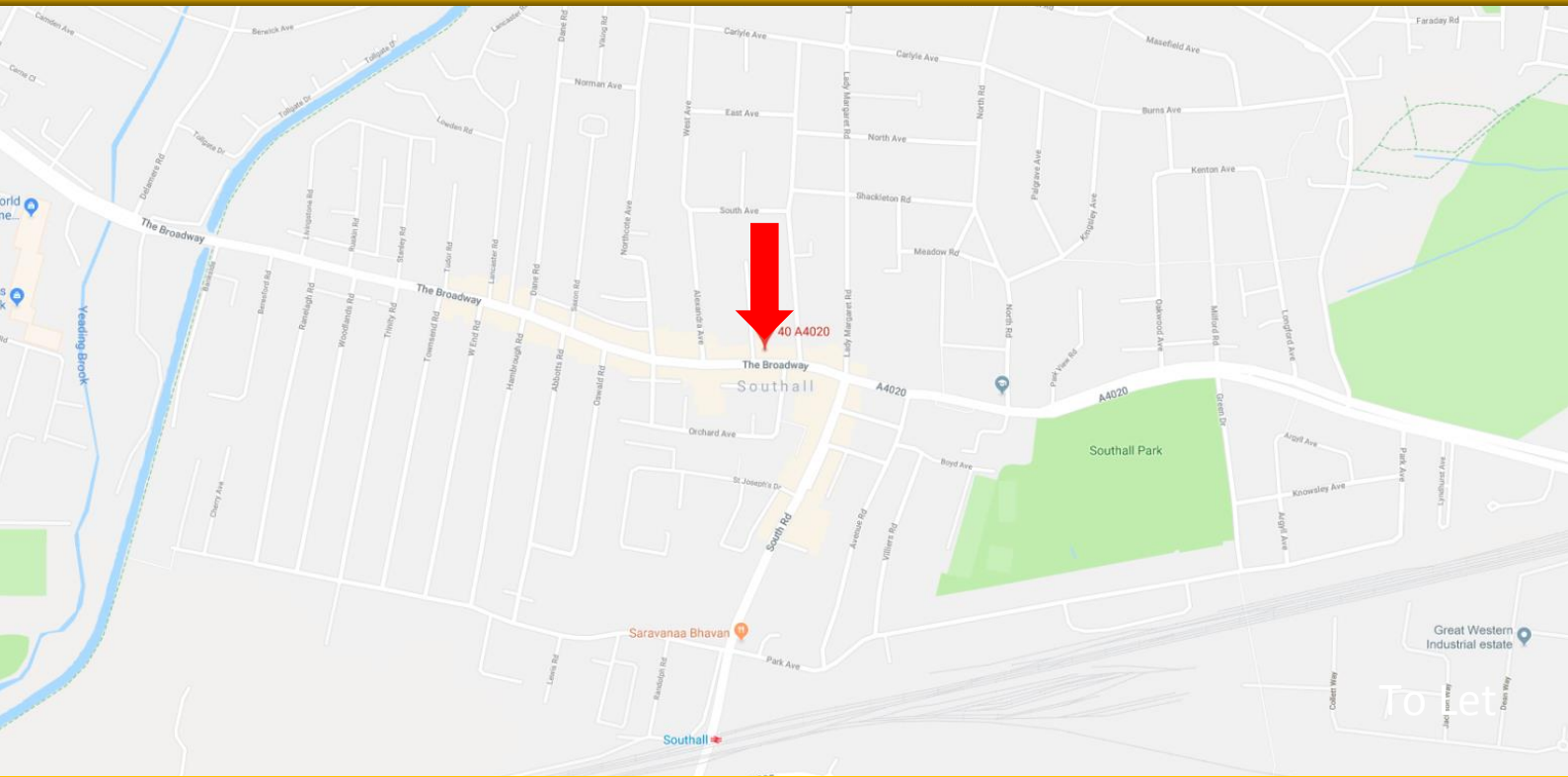
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail A,B	105.553	1,135
Ground	Remaining retail unit	94.33	1,015
Ground	Public Toilets	2.97	31.95
First	Staff Toilets	19.37	208.42
First	Internal storage	52.88	568.90
First	Office	125.39	1,349
Total		400.493	4,308

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 Crossrail in 2019.

Road connections are excellent being located close to the M4 and A4. The property is situated on a busy location and has access to local amenities.



TENURE

Freehold Price on application
 Rental £250,000 per annum
 VAT
 If Applicable

BUSINESS RATES

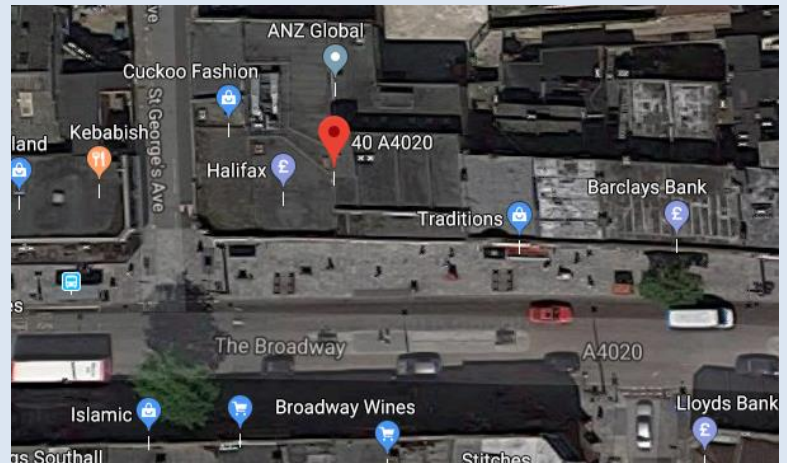
We are advised the property is assessed for rating purposes as follows;

Rateable Value £134,000
 Rates Payable £64,320

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

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, give notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.

LOCATION MAP



VIEWING AND FURTHER INFORMATION

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

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

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