



40 – 40a The Broadway, Southall UB1 1PT

SUMMARY

- Prime location
- Currently let to Halifax
- Commercial unit in Southall
- A2 Class Use
- 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.

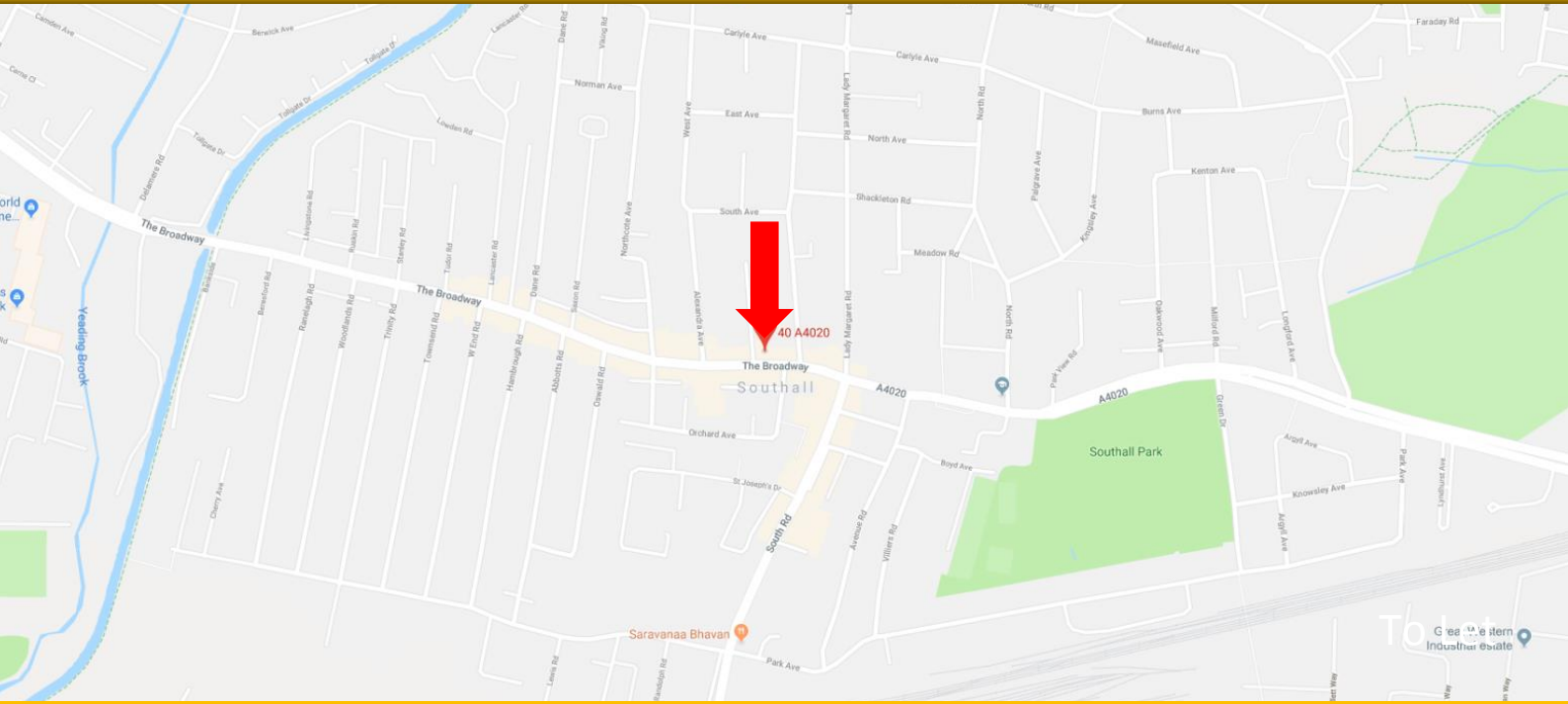
The following breakdown indicates the area of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Remaining retail unit	202.85	2,181
First	Staff Toilets/Internal Storage	197.64	2,126
Total		400.49	4,309

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 approx. 18 minutes by train, with the Capital set to become even closer with the opening of Crossrail soon.

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 £POA

VAT

If Applicable

TENANCIES AND ACCOMMODATION

Property	Accommodation	Lessee	Rent review	Term Start Date	Term End Date	Ann.Excl.Rent
40 – 40A The Broadway	Total Area 4,309 sqft approx.	Halifax PLC	24 June 2023	23 June 2018.	23 June 2028	£250,000 p.a including the rear shop.

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
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