



40 – 40A The Broadway, Southall UB1 1PT

SUMMARY

- . Well located bank and retail investment
- . Busy and densely populated West London suburb which will benefit from crossrail
- . Majority let to Bank of Scotland plc by way of lease renewal
- . Bank lease expiry June 2028 (no breaks)
- . Bank Rent Review June 2023
- . Includes rear unit on separate lease
- . Future redevelopment opportunity of the upper parts
- . Potential to add additional floor
- . Total Current Rent Reserved £251,500 p.a
- . Rear access through the alley
- . Electric shutters

DESCRIPTION

The property is arranged over basement, ground and first floors to provide a banking hall with staff, office and storage accommodation above. The basement is accessed via a hatch and is not presently used. The rear benefits from a former garage used as a ground floor beauty salon accessed from St. Georges Avenue.

The following table shows the breaks down the area and dimensions of the unit:

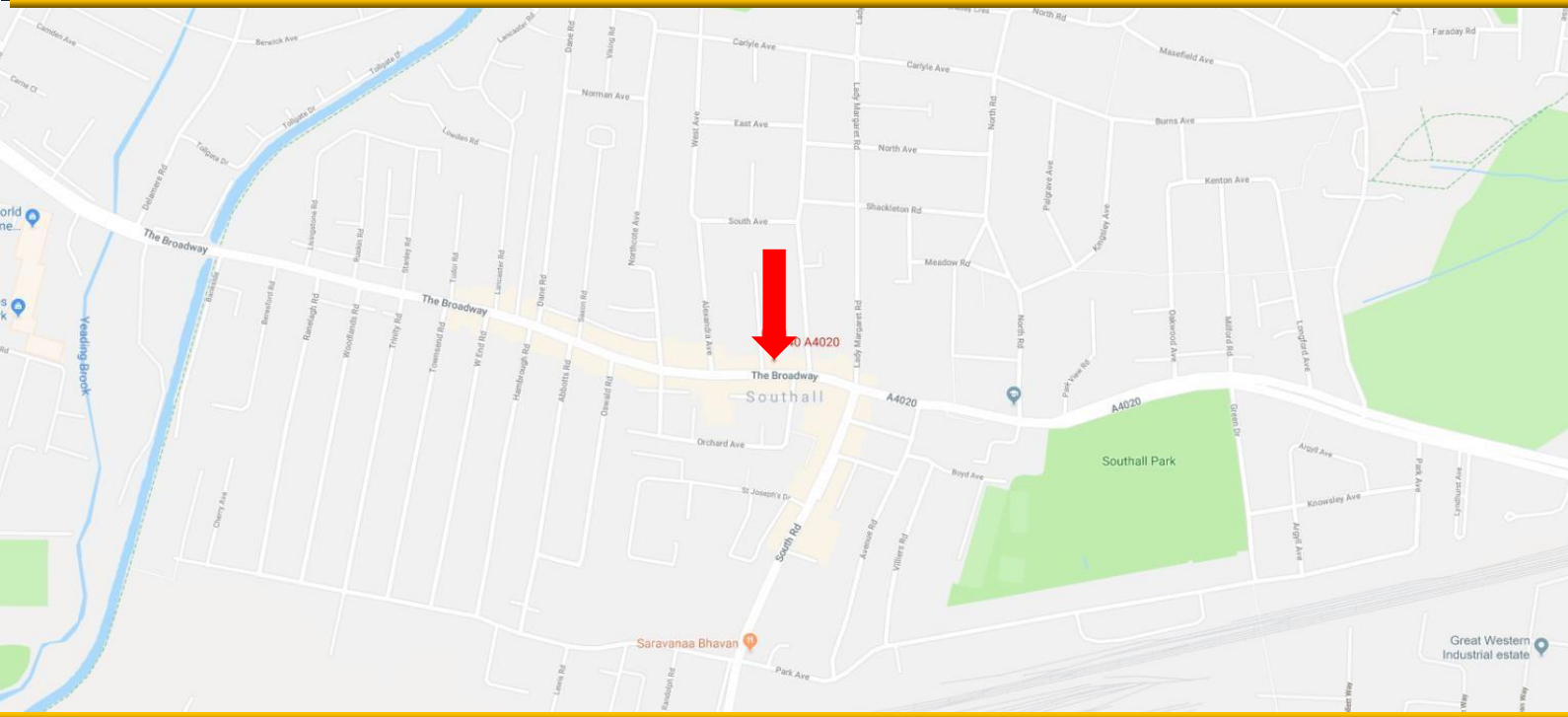
FLOOR	ACCOMODATION	AREA SQM	AREA SQFT
Ground	Bank of Scotland plc (t/a Halifax)	200.35	2,157
Ground	Makeup Mart	35.00	377
First	Bank of Scotland	177.50	1,910
Total		412.85	4,444

LOCATION

Southall is a major, densely populated West London suburb situated within the London Borough of Ealing. Southall is some 11 miles west of Central London, 3 miles from Ealing and some 1.5 miles north of the M25 (Junctions 15/16).

The town is served by rail, with regular services to London Paddington and will also benefit from Crossrail services. Heathrow Airport is some 7 miles to the west.

The property is situated in an excellent trading position in the heart of Southall's retail area. Occupiers close by include The Post Office (adjacent), Lloyds Bank, Barclays, HSBC, NatWest, Santander, Ladbrokes (opposite), Holland & Barrett, Greggs, Poundland and Boots.



TENURE

Freehold

ENERGY PERFORMANCE CERTIFICATE

EPC rating 70 band C

VAT

Not applicable

PLANNING

At expiry of the lease, the upper floors may lend themselves to residential conversion, in addition to adding an additional floor, subject to obtaining all the necessary consents. All enquiries should be referred to Ealing Council.

Tel: 0208 825 6600.

TENANCIES AND ACCOMODATION

Number	Present Lessee	Accommodation	Lease Terms	Current Rent £ P.a	Next Review
40	Bank of Scotland plc (t/a Halifax)	4,037 sqft	10 years from 24 June 2018. Rent review every 5 th year FR & I	£241,900	Rent review 2023
40A (rear)	Makeup Mart	377 sqft	Tenancy at will	£9,600	
				Total : £251,500 P.a	

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

Harry Sohal - 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

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