



## 33 The Broadway, Southall, UB1 1JY

### SUMMARY

- Prime Retail Investment
- Freehold £POA
- Commercial retail unit
- Approx. 1200 sqft total retail area
- Prime location
- Busy location
- Great transport links
- 11 minute walk to Southall Railway Station
- 3 bedroom flat forms part of the uppers

### DESCRIPTION

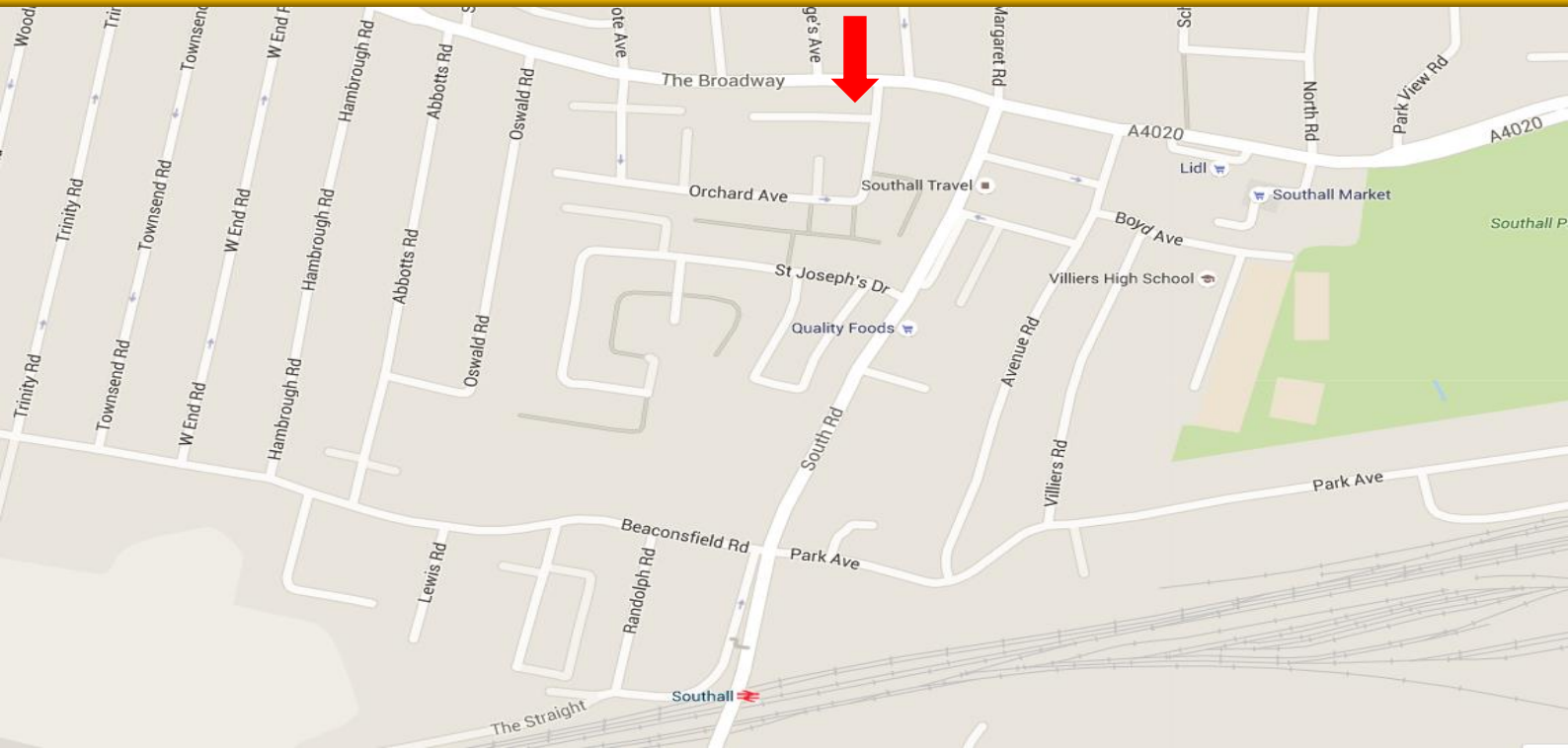
The property comprises of a ground floor retail unit and offers a 3 bedroom flat which is currently rented on AST. The property forms part of a busy parade of shops on one of the principal town centre shopping streets and is currently occupied by D Mall.

### LOCATION

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area	111.5	1200
	First Second	3bedroom flat	
<b>Total</b>		<b>111.5</b>	<b>1200</b>

Southall is a major West London suburb with a resident population of some 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 2018.

Southall is a dynamic, growing hub with specialist shopping, services and manufacturing, integrated into a regional and international market.



## TENURE

Freehold      £POA

## VAT

If Applicable

## TENANCIES AND ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
33 The Broadway	Retail Area – 1200 sqft TOTAL 1200 sqft	D MALL	20 year lease 25/01/2013 – 24/01/2033	£111,000	Five yearly review
33 A	3 Bed flat	Let on AST			

## VIEWING AND FURTHER INFORMATION

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

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

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

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