MONARCH COMMERCIAL

RARE FREEHOLD FOR SALE

33 The Broadway, Southall, UB1 1JY

SUMMARY

- Prime retail investment
- Freehold £POA
- Commercial retail unit
- Approx. 1,200 sqft total retail area
- Prime location
- Busy location
- Great transport links
- Walking distance to Southall Railway Station
- 3 bedroom flat forms part of the uppers

DESCRIPTION

The property comprises of multi let retail units and offers a 3 bedroom flat which is currently let on an 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.

SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area	111.5	1,200 approx.
Total		111.5	1,200 approx.
First & Second	3 bedroom flat		

LOCATION

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 Cross Rail soon.

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

Monarch House, 8 Church Street, Isleworth, Middlesex, TW7 6XB
www.monarchcommercial.co.uk

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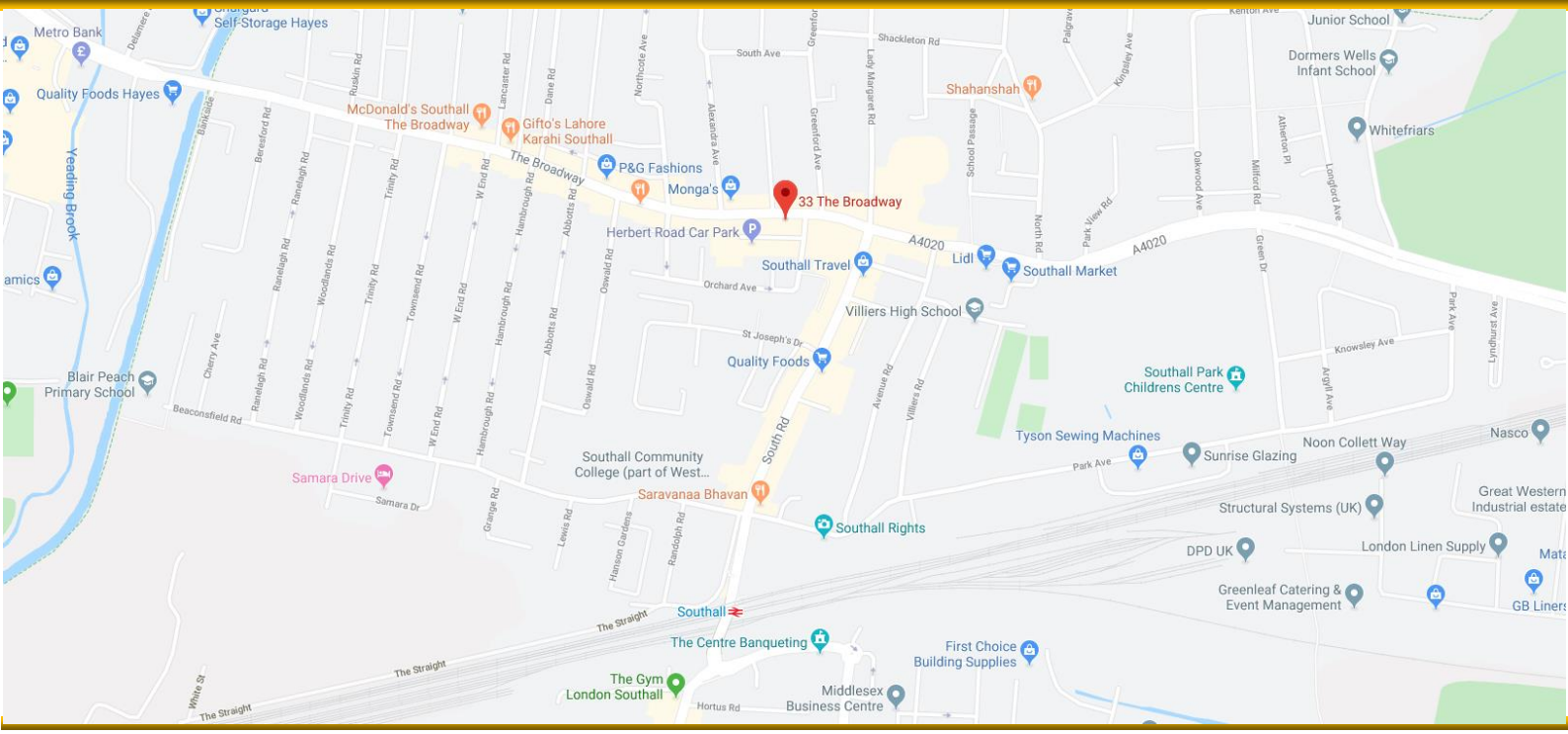

TENURE **VAT**

Freehold **£POA** **If Applicable**

TENANCIES AND ACCOMODATION

Property	Accommodation	Lessee	Term	Ann.Excl.Rent
33 The Broadway, Southall	Total Area 1,200 approx.	D Mall	20 years lease starting 25/01/2013 -24/01/2033	£111,000p.a including uppers.
33A The Broadway, Southall	3 bedroom 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 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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