



## 35 The Broadway, Southall, UB11JY

### SUMMARY

- Prime Retail Investment
- Freehold £POA
- Commercial retail unit
- Approx. 937.19sqft total retail area
- Prime location
- Great transport links
- 10 minute walk to Southall rail station
- 3 bedroom flat forms part of the uppers.

### DESCRIPTION

The property comprises of a ground floor retail unit with a three bedroom flat above which is rented on an AST. The flat is currently for sale. The property forms part of a busy parade of shops on one of the principal town centre shopping streets and is currently occupied by Ladbrokes.

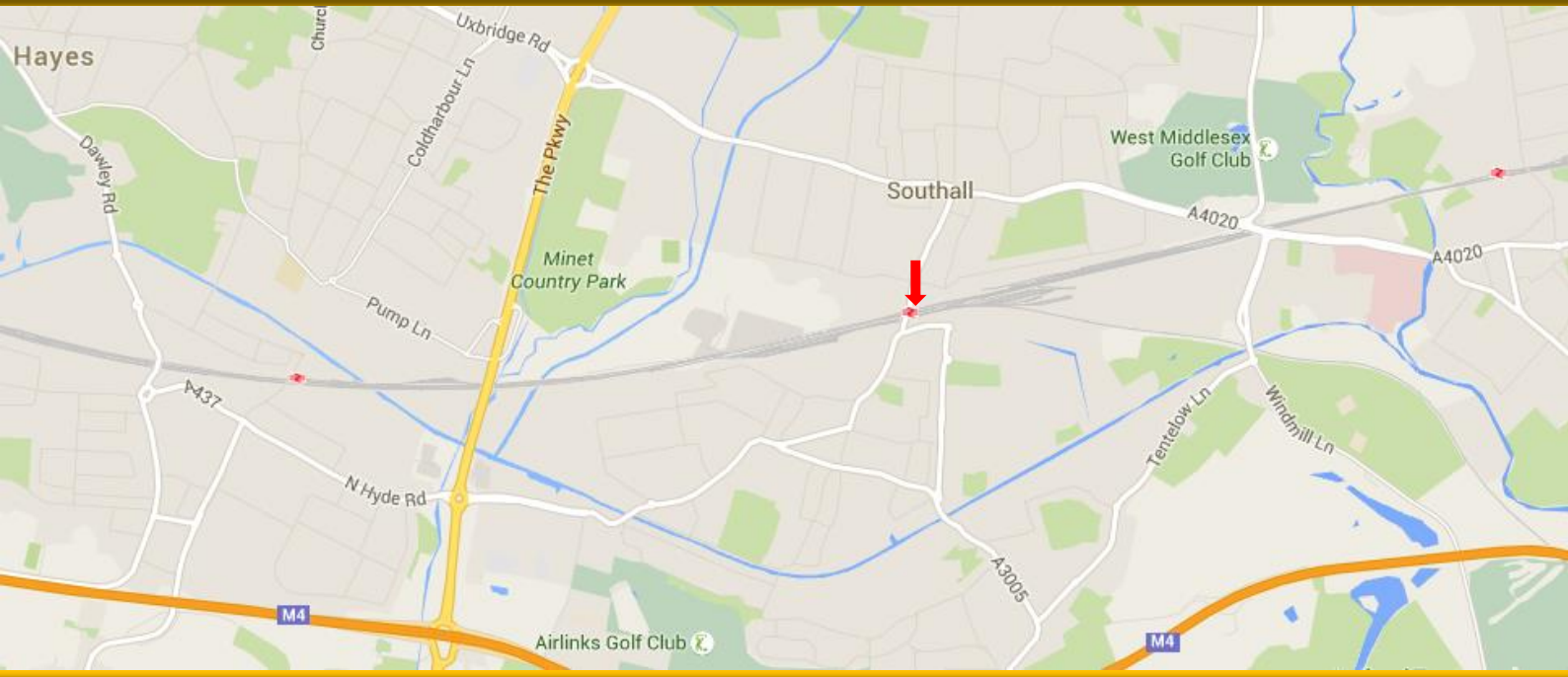
The flat offers three bedrooms including a living room, a bathroom and a kitchen on the upper floors.

### LOCATION

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retails Area	82.4	886.62
Ground	Kitchen	3.5	37.66
Ground	Internal Storage	1.2	12.91
First Second	3 Bedroom flat		
<b>Total</b>		<b>87.1</b>	<b>937.19</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 soon.

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



**TENURE**

Leasehold      £POA

**VAT**

To be confirmed

**TENANCIES AND ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
35 The Broadway	Retail Area – 886 sqft Kitchen – 37 sqft Internal Storage – 12 sqft  TOTAL 937.19 sqft	Ladbrokes	New lease being agreed.	£111,000.00	Five yearly review
35 A	3 bed flat				

**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](mailto:Ankur@monarchcommercial.co.uk)

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

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