



37-39 The Broadway, Southall, UB1 1JY

SUMMARY

- Prime Retail Investment
- Freehold £POA
- Commercial retail unit
- Approx. 3000 sqft total retail area
- Prime location
- Great transport links
- 11 minute walk to Southall Railway Station
- 2 x 3 bedroom flat forms part of the uppers

DESCRIPTION

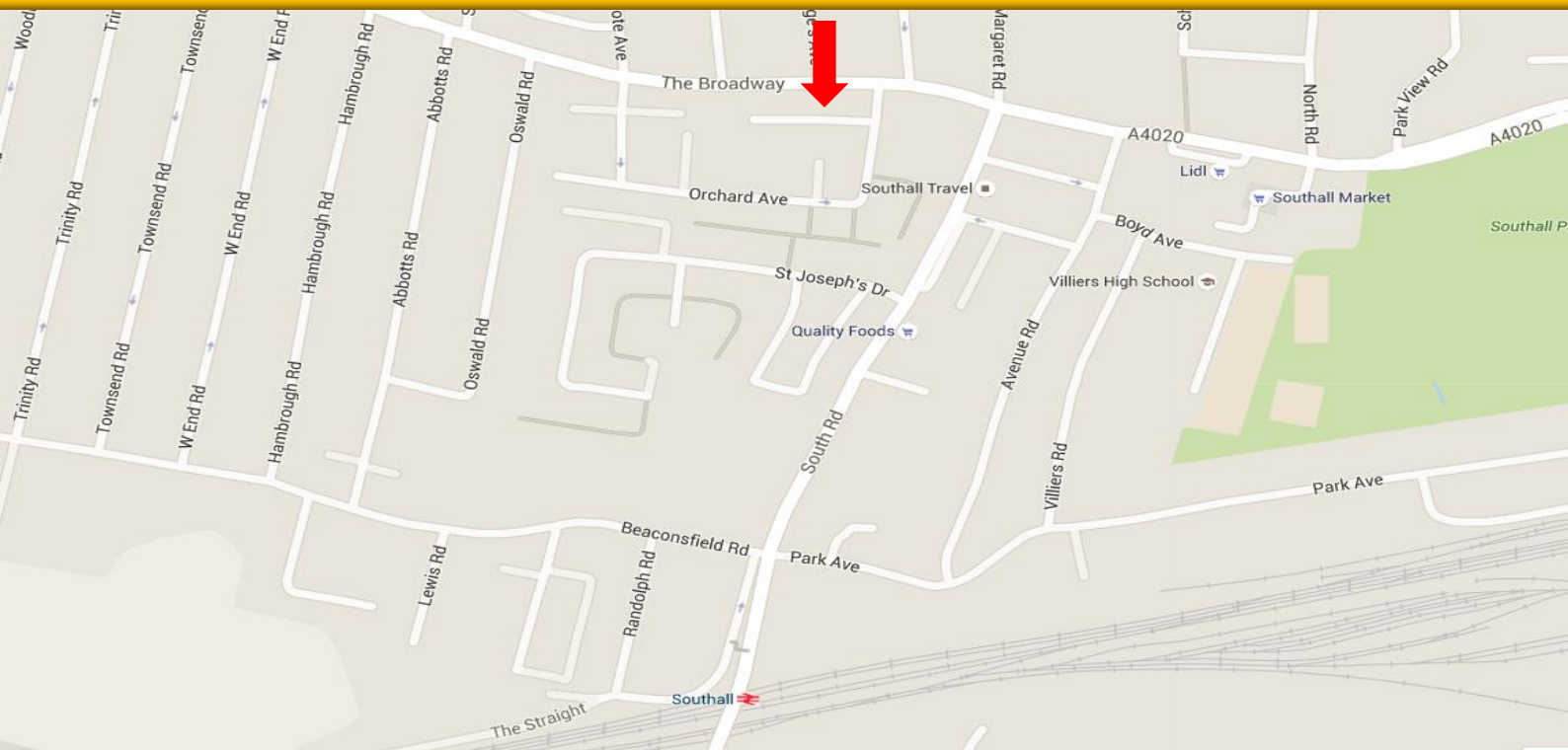
The property comprise of retail units with 2 x 3 bedroom flats above and the flats are currently rented on AST. The retail units are currently occupied as Palika Bazaar and forms part of a busy parade of shops on one of the principle town centre shopping streets.

LOCATION

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area	279	1200
2 x 3bedrooms flats			
Total		279	3000

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 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
37-39 The Broadway	Retail Area – 3000 sqft TOTAL 3000 sqft	Palika Bazaar	20 year lease 25/03/2013 – 24/03/2033	£220,000	Five yearly review
2 x 3 bedroom flats		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
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Harry Sohal - 0208 569 8500
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