



## 175 Norwood Road, Southall, UB2 4JD

### SUMMARY

- Retail lock up shop to let in Southall
- Unit benefits from A1, A2 Class use
- Electrically loaded shutter
- Suitable for various businesses (STP)
- Good transport links
- 4 minute drive to Southall railway station
- Bus stop within 2 minute walk
- Prime location
- Offers 617.61 sqft

### DESCRIPTION

Retail shop is available in Southall, West London. The shop is situated on the ground floor and it benefits from A1, A2 Class use. Other benefits include electrically loaded shutter and great transport connection to Southall Railway station. The property offers a ground floor space of 617.61 sqft and 57.4 sq. m. The property also benefits from a kitchen and a WC. Easy access to local the shops within 10 minutes' walk and a 3 minute drive.

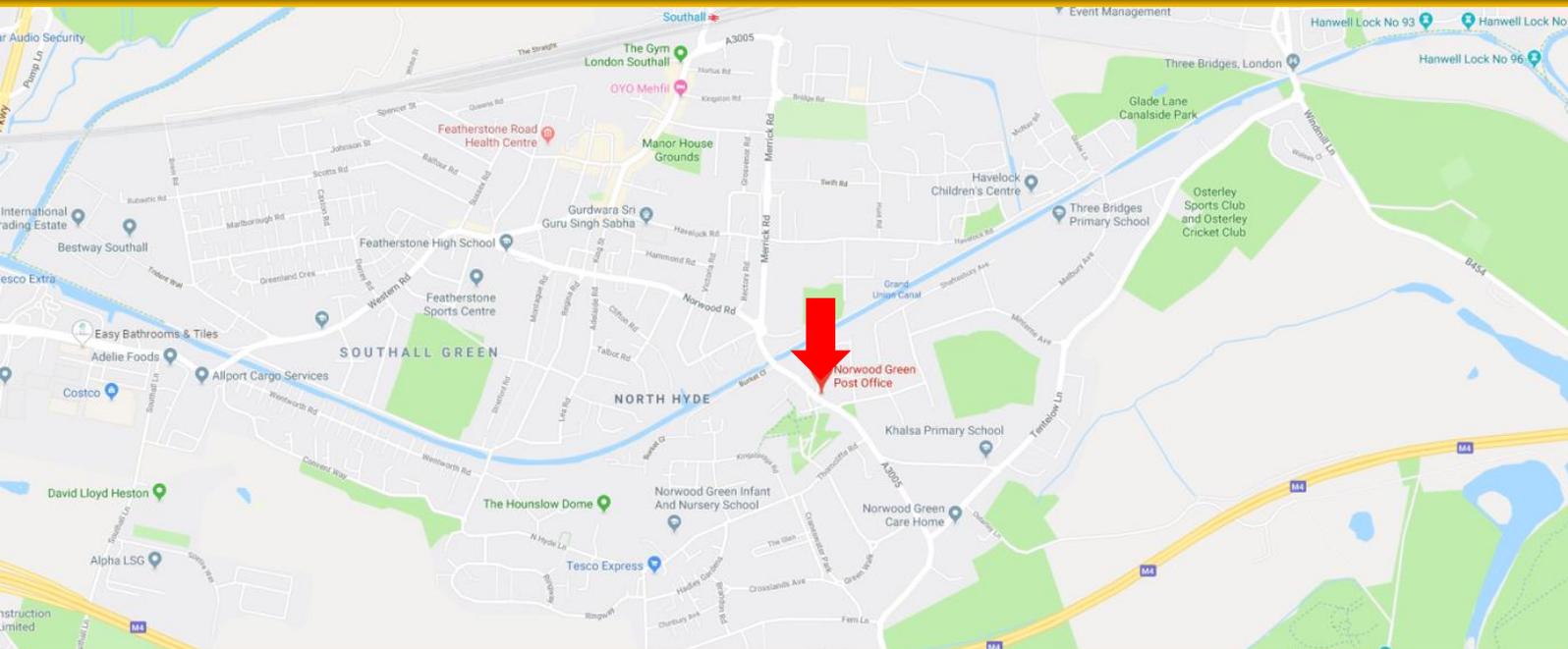
### SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail zone A	19.53	210.14
Ground	Retail zone B	29.39	316.23
Ground	Remaining Retail zone	8.48	91.24
Total		57.4	617.61

### LOCATION

Southall is a major West London suburb with a residential 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**

Rent £17,000 p.a

**BUSINESS RATES**

Rateable value £4,080  
Interested parties are advised to confirm the rating liability with the Local Authority on; 020 8825 7020.

**EPC**

Certificate available upon request

**VAT**

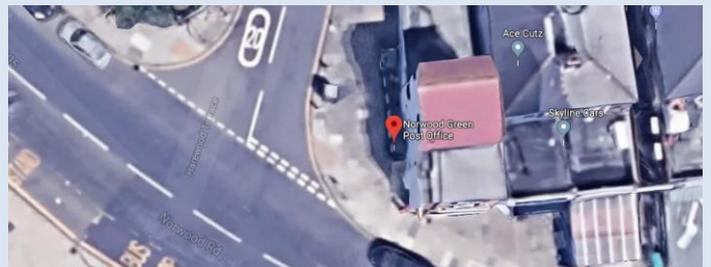
To be confirmed

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**ADDITIONAL INFORMATION**

Further information including Title Plans can be provided on request.



**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)

**Raj Sandhu** 0208 569 8500

E-mail: [raj@monarchcommercial.co.uk](mailto:raj@monarchcommercial.co.uk)

These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that : (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition.