



5 The Broadway, Southall, UB1 1JR

SUMMARY

- Freehold unit available in Southall
- Commercial unit & residential uppers
- Electric shutter
- Minimum height: 8.1m clear height
- 11 minute walk to Southall Railway Station
- Suitable for various businesses (STP)
- Good transport links
- Prime Location
- A1 Class use
- ERV £135,000

DESCRIPTION

The property comprises five floors split over a ground floor retail shop, a basement currently used as storage and three upper floors providing accommodation over 11 rooms. The property forms part of a busy parade of shops on the principal town centre shopping street.

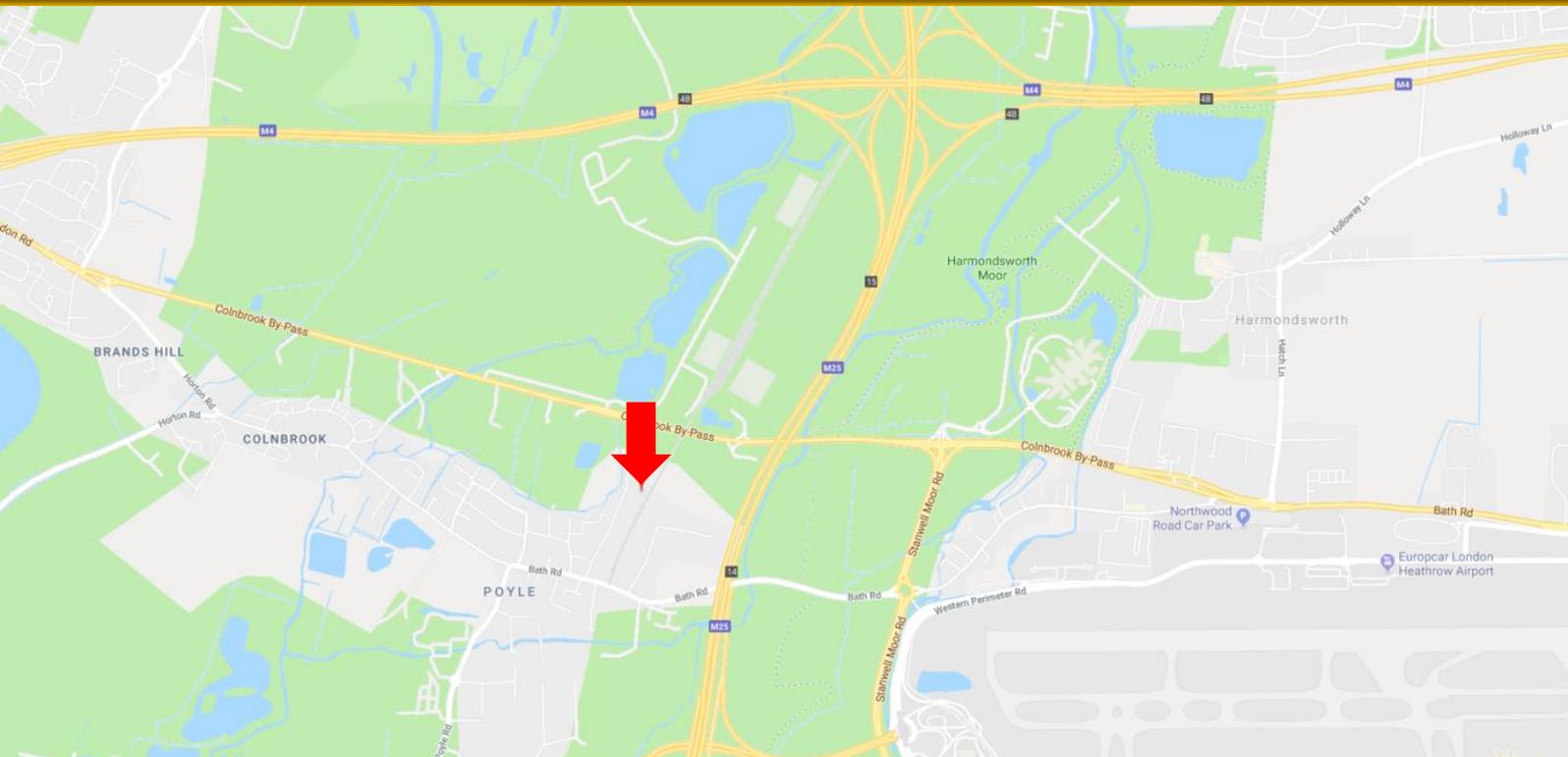
SCHEDULE OF ACCOMMODATION

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

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail	139	1,500
Basement	Internal storage	132	1,400
5a	11 Rooms Vacant		
Total	Internal storage	171	2,900

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 CrossRail later this year.



TENURE

POA

VAT

To be confirmed.

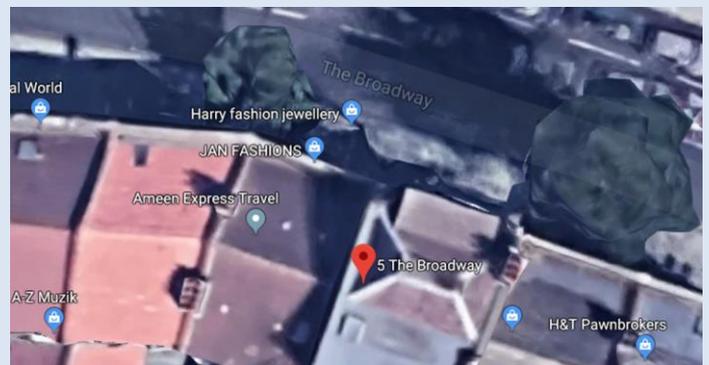
LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

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.



VIEWING AND FURTHER INFORMATION

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

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