



35, South Road, Southall, UB1 1SW

SUMMARY

- A1 class use
- Brand new lease
- Located on the high street
- Ground floor lock up shop
- Good transport links
- Rental £40,000 per annum
- Approximately 939.6 sqft of total area available
- Vacant possession on completion

DESCRIPTION

The property comprises of a ground floor lock up shop and is situated in a prominent position on the high street in Southall. The property was trading as a travel agency but will be available with vacant possession.

SCHEDULE OF ACCOMMODATION

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

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area	87.32	939.6
Total		87.32	939.6

LOCATION

Southall is a major West London suburb with a resident population of 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. The property is situated in a first class retailing position on the high street, a short walk from Southall Railway station of about 7 minutes.

Other occupiers close by include ICICI Bank, Chana Chemist, Quality Foods, Pizza Hut Delivery and many others.



TENURE

Rental £40,000

BUSINESS RATES

Rateable value £33,250
Rates payable Approx £15,295

Interested parties are advised to confirm the rating liability with the Local Authority on; 0208 8257 020.

EPC

Certificate available upon request

VAT

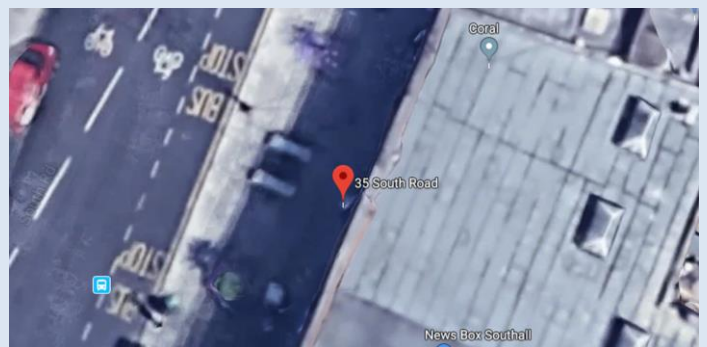
To be confirmed

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

Harry Sohail 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

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