



## 124 The Broadway, Southall, UB1 1QF

### SUMMARY

- Retail unit available to let in Southall
- Residential apartment on the uppers
- Unit benefits from A1 Class use
- Suitable for various businesses (STP)
- Prime location
- Good transport links
- Basement space
- Short walk to Southall railway Station

### DESCRIPTION

Great opportunity to acquire a commercial property based in a prime location. The property comprises of ground floor and basement space. The unit benefits from A1 Class use and a residential apartment on the uppers.

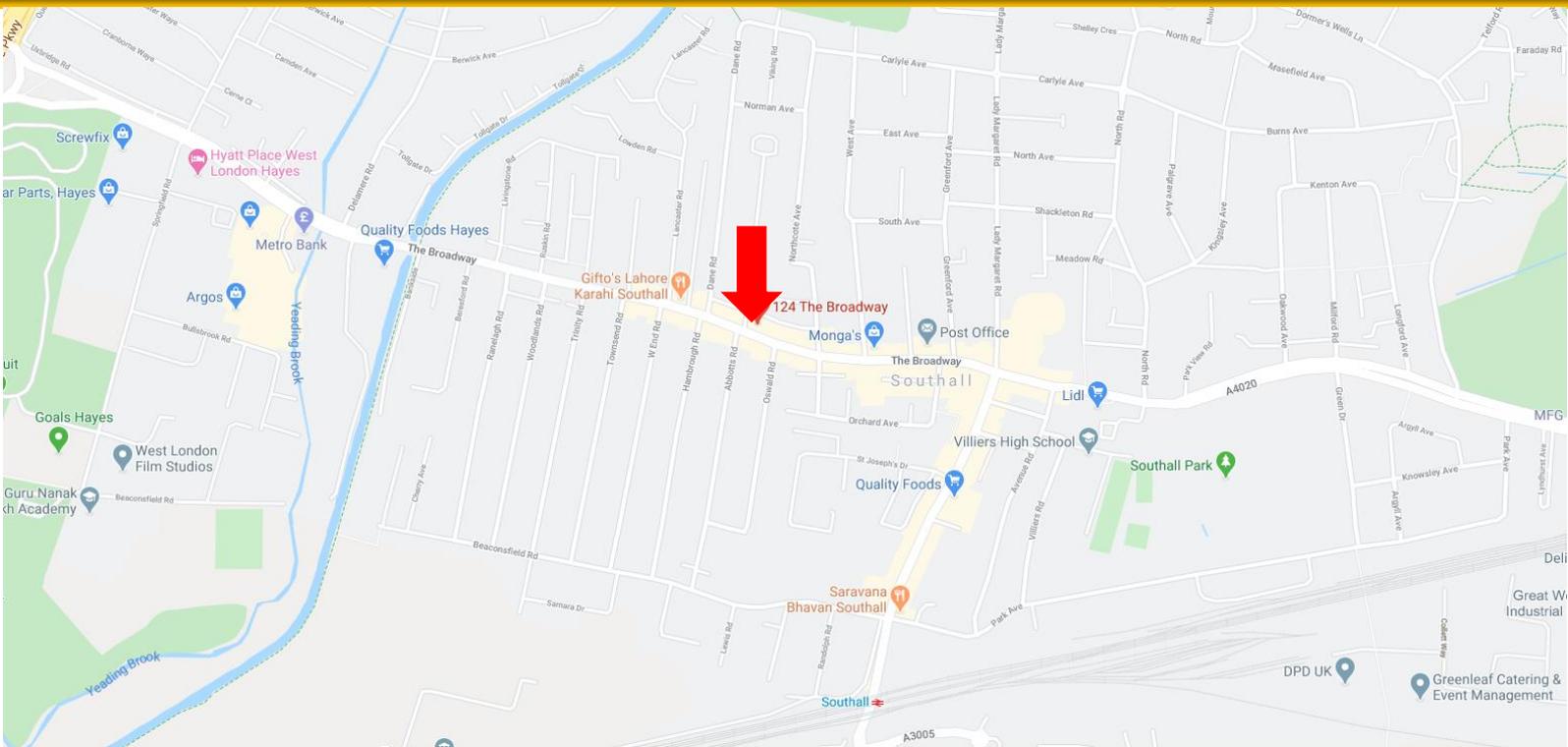
### SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area.

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Zone A & B	66.52	715.76
Ground	Remaining retail zone	34.35	369.61
Basement	Internal storage	114.6	1,233.0
Total		215.47	2,318.37

### LOCATION

Southall is a major West London suburb with a resident population of some 90,000 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 approximately 18 minutes by train, with the Capital set to become even closer with the opening of Cross Rail soon.



**TENURE**

Rental £80,000 p.a

**BUSINESS RATES**

Interested parties are advised to confirm the rating liability with the Local Authority on; 020 8825 7020.

**EPC**

Certificate available upon request.

**VAT**

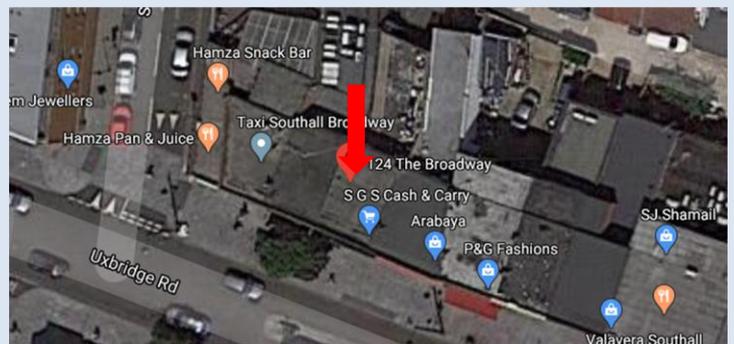
To be confirmed.

**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)

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