



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.

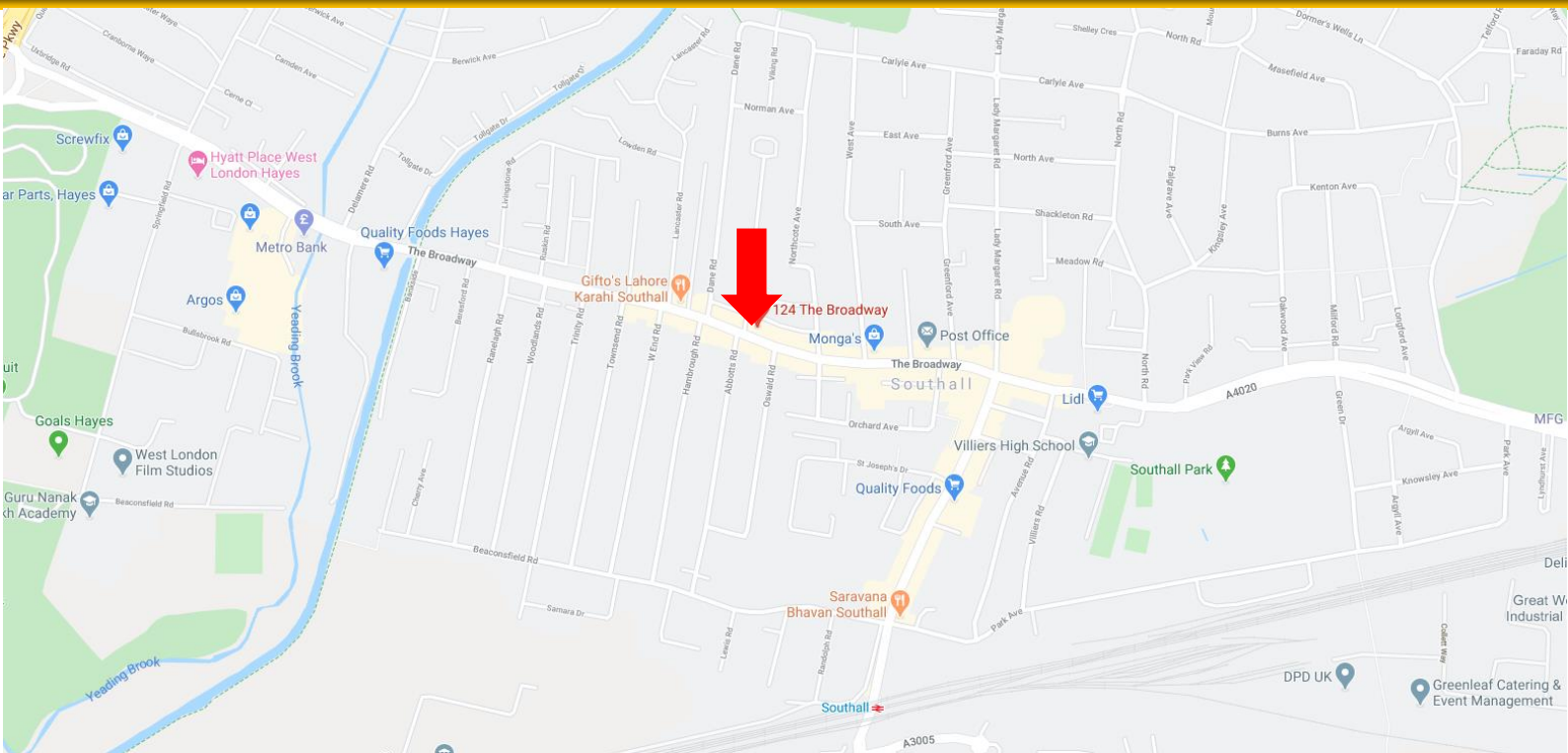
SCHEDULE OF ACCOMMODATION

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

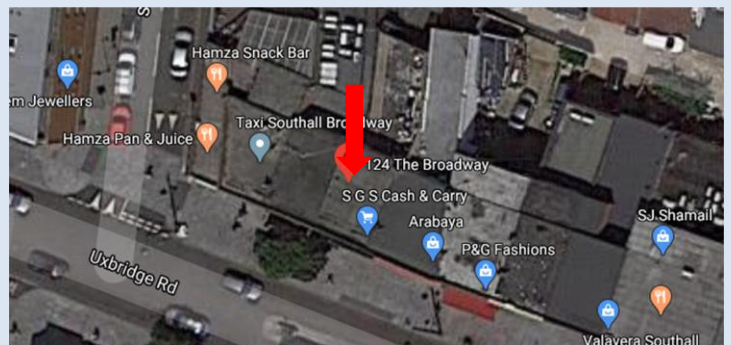
To be confirmed.

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

Raj Sandhu 0208 569 8500
E-mail: raj@monarchcommercial.co.uk

Misrepresentation Act: 1. Monarch Commercial on its own behalf and on behalf of the vendor/lessor of this property whose agent Monarch Commercial is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries.