



## 88 High Street, Southall, UB1 3DB

### SUMMARY

- Freehold retail unit & flat above available in Southall
- Unit benefits from A3 use.
- Suitable for various businesses (STP)
- Good transport links
- Prime location
- Basement/Office space
- Short walk to Southall railway Station
- To be sold with vacant possession

### DESCRIPTION

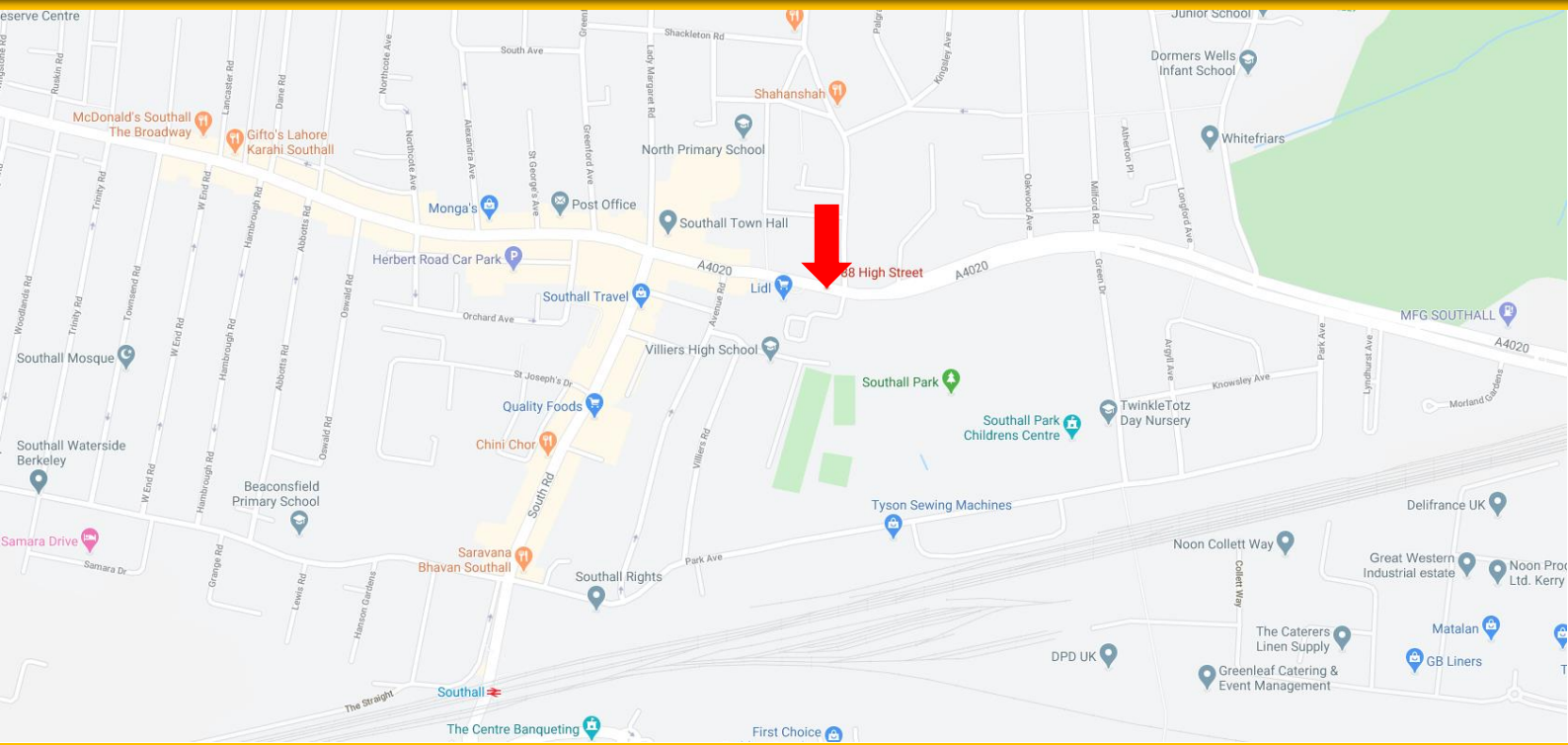
Great opportunity to acquire a commercial property based in a prime location. The property comprises ground floor and a flat on the first floor. Further storage/kitchen facilities at the rear of the property.

The unit benefits from basement internal storage and a second floor office space. The property offers A3 Class use.

### SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area.

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail zone A, B	63.57	685.01
Ground	Retail zone remaining	53.67	577.49
Ground	Kitchen & Public toilet	26.97	290.20
Ground	External storage	16.51	177.65
Basement	Internal storage	19.96	214.01
First	Retail area	45.17	486.03
First	Internal Storage	1.19	12.80
First	Public Toilets	15.34	165.06
Second	Office	15.94	171.51
Total		257.32	2768.76



**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**

Freehold

**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**

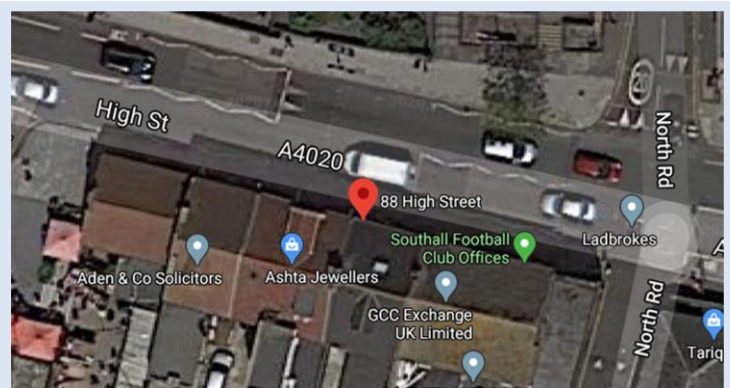
To be confirmed.

**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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