



61 THE GREEN, SOUTHALL, UB2 4AR

SUMMARY

Four storey mixed commercial and residential mid-terraced building

Good transport links

Price on application

Freehold

DESCRIPTION

The property comprises a four storey mid terraced building constructed around 1880s.

This property is of traditional construction with solid brick walls under a pitched roof with a slate covering. The floors are of solid concrete and suspended timber construction and the windows are aluminium framed double-glazed casement units.

The ground floor and basement comprises of a self-contained grocery with an off license on the first floor. Second and third floor comprise HMO units which have a separate access to the rear of the shop.

ACCOMODATION SCHEDULE

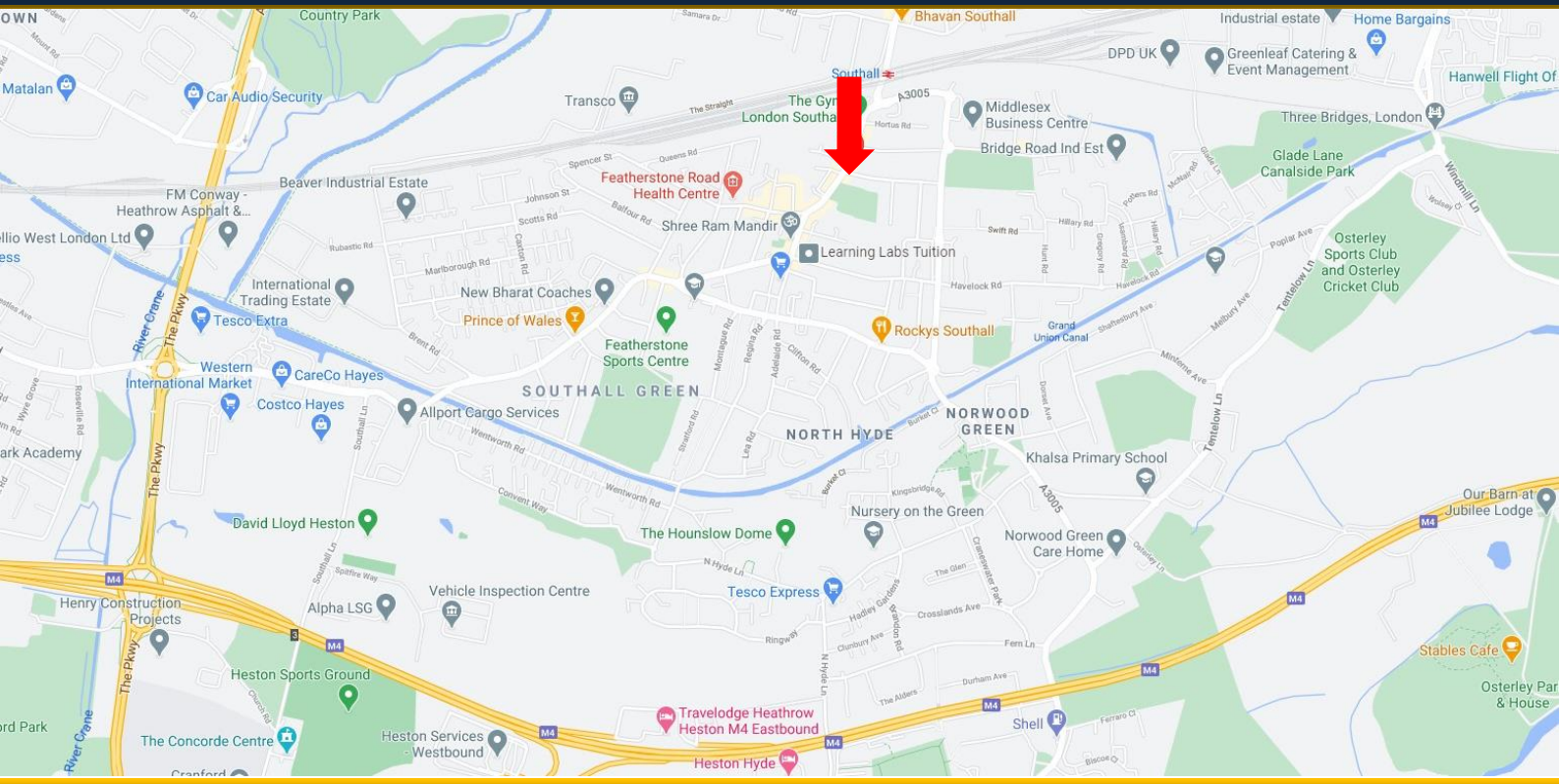
The following table shows the breakdown of area and dimensions of the unit:

FLOOR	ACCOMODATION	AREA SQM	AREA SQFT
Basement	Currently vacant		
Ground	Shop	108	1127
First	3 bedroom HMO		
Second	2 bedroom HMO		
Third	Studio flat		
TOTAL		108	1127

LOCATION

Southall is a major West London suburb with a resident population of 318,000, situated within the London Borough of Ealing. The premises are about 2 minutes' walk from Southall main line Station.

The property is situated on the northern side of the Green Southall in the London Borough of Ealing. This location is a good area situated minutes' walk from Southall Mainline Station (Crossrail coming soon) close access to M4, A40, M25, A312, A3.



TENURE

Freehold

LEASE

Ground floor shop to be available with a new lease or vacant possession as the current lease expired in Feb 2020

BUSINESS RATES

Rateable value £14,000pa

Rates payable approx. £6800

Interested parties are advised to confirm the rating liability with the Local Authority on 02088257020



VIEWING AND FURTHER INFORMATION

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

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

Ankur Lakhnpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

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