



35 The Broadway, Southall, UB11JY

SUMMARY

- Prime Retail unit to let
- Commercial retail unit
- Approx. 937.19sqft total retail area
- Prime location
- Great transport links
- 10 minute walk to Southall Rail Station

SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area	87.1	937.19
Total		87.1	937.19 approx.

LOCATION

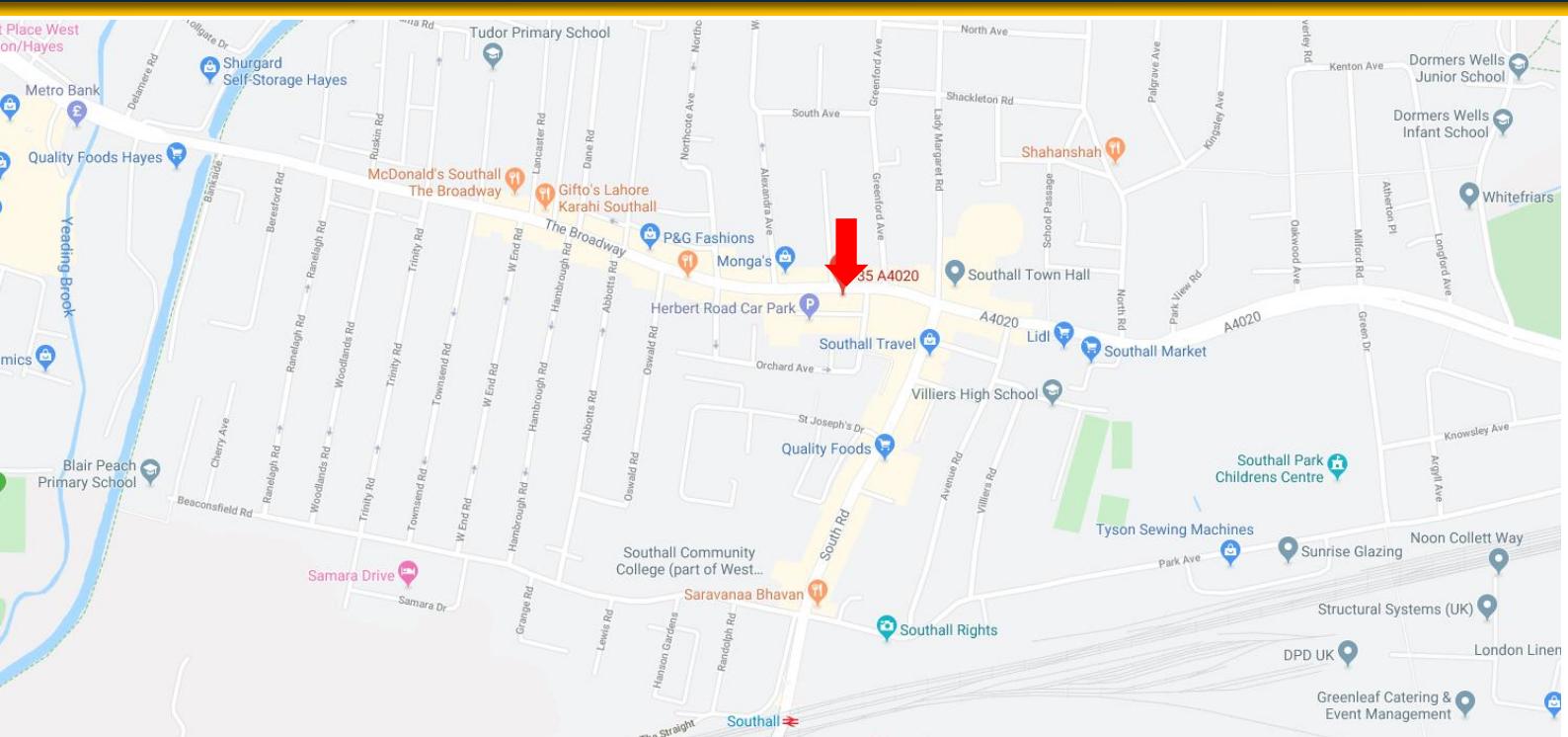
Southall is a major West London suburb with a resident population of some 318,000, situated within the London Borough of Ealing. Southall is 11 miles West of Central London and Heathrow Airport is 7 miles to the West. London Paddington is just 18 minutes by train, with the Capital set to become even closer with the opening of Cross Rail soon.

DESCRIPTION

The property comprises of a ground floor retail unit.

The property forms part of a busy parade of shops on one of the principal town centre shopping streets and is currently vacant.

Southall is a dynamic, growing hub with specialist shopping, services and manufacturing, integrated into a regional and international market.



TENURE

To let £POA

VAT

Not Applicable

TENANCIES AND ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
35 The Broadway	Total Area 937.19 sqft approx.	To be agreed	10 years new lease being agreed.	POA	Five yearly review

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

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