



26 The Broadway, Southall, UB1 1PS

SUMMARY

Prime Retail unit

Commercial retail unit with two x 2 bed flats on the uppers

New full repairing and insuring lease from 2023

The first and second floors are accessed via their own entrance and staircase to the rear of the property.

Secure car park to the rear for 2-3 cars

DESCRIPTION

The property is a Ground floor shop with double aspect frontage and excellent security. The shop is currently used as pawnbrokers. It is an ideal location for Jewellers. It has previously had A3 use in 2004 that could be re-instated. There are two x 2bed Flats in excellent condition with rear entrance located on the first and second floor.

The property is available to rent as a Retail Unit, with the flats being let on a separate basis.

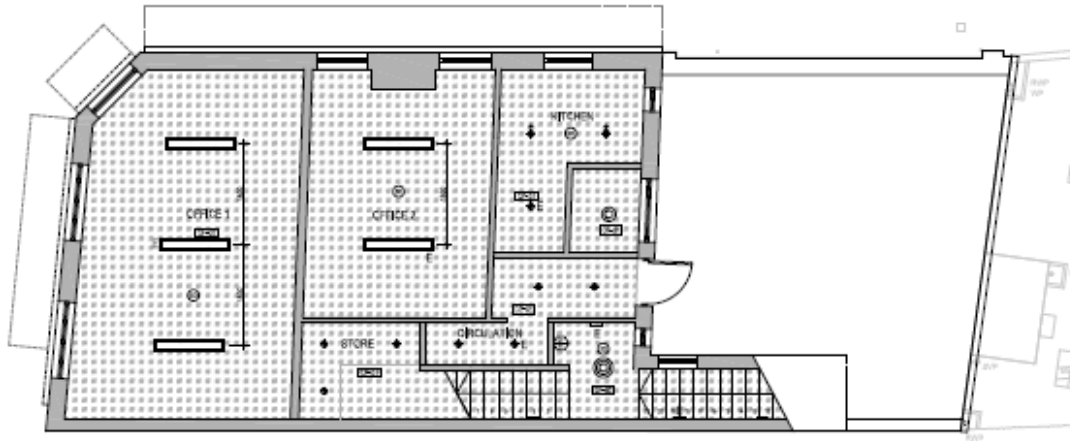
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Space	98	1055
First Floor	2bed flat	59	635
Second Floor	2 bed flat – let until April 2023	59	635
	TOTAL	216 sqm	2,325 sqft

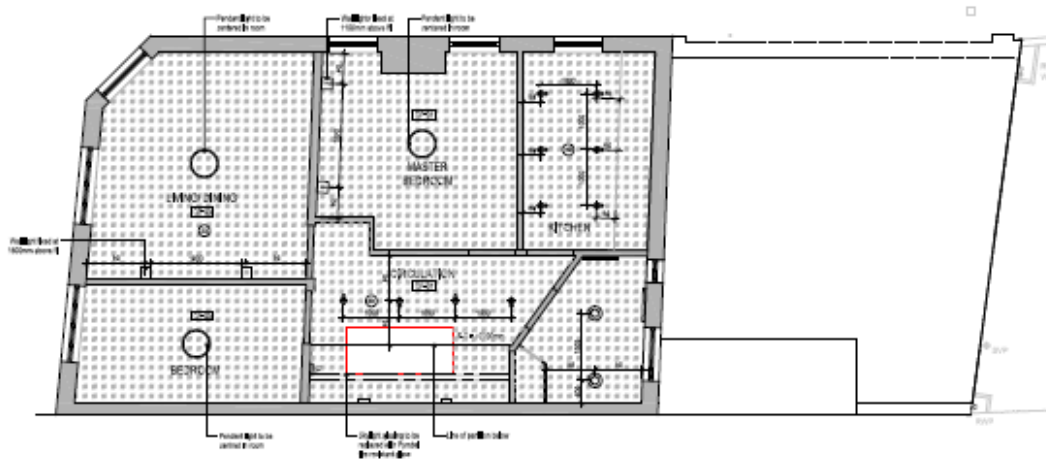
LOCATION

Southall is a major West London suburb with a resident population of 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. Southall is a dynamic, growing hub with specialist shopping, services and manufacturing, integrated into a regional and international market.

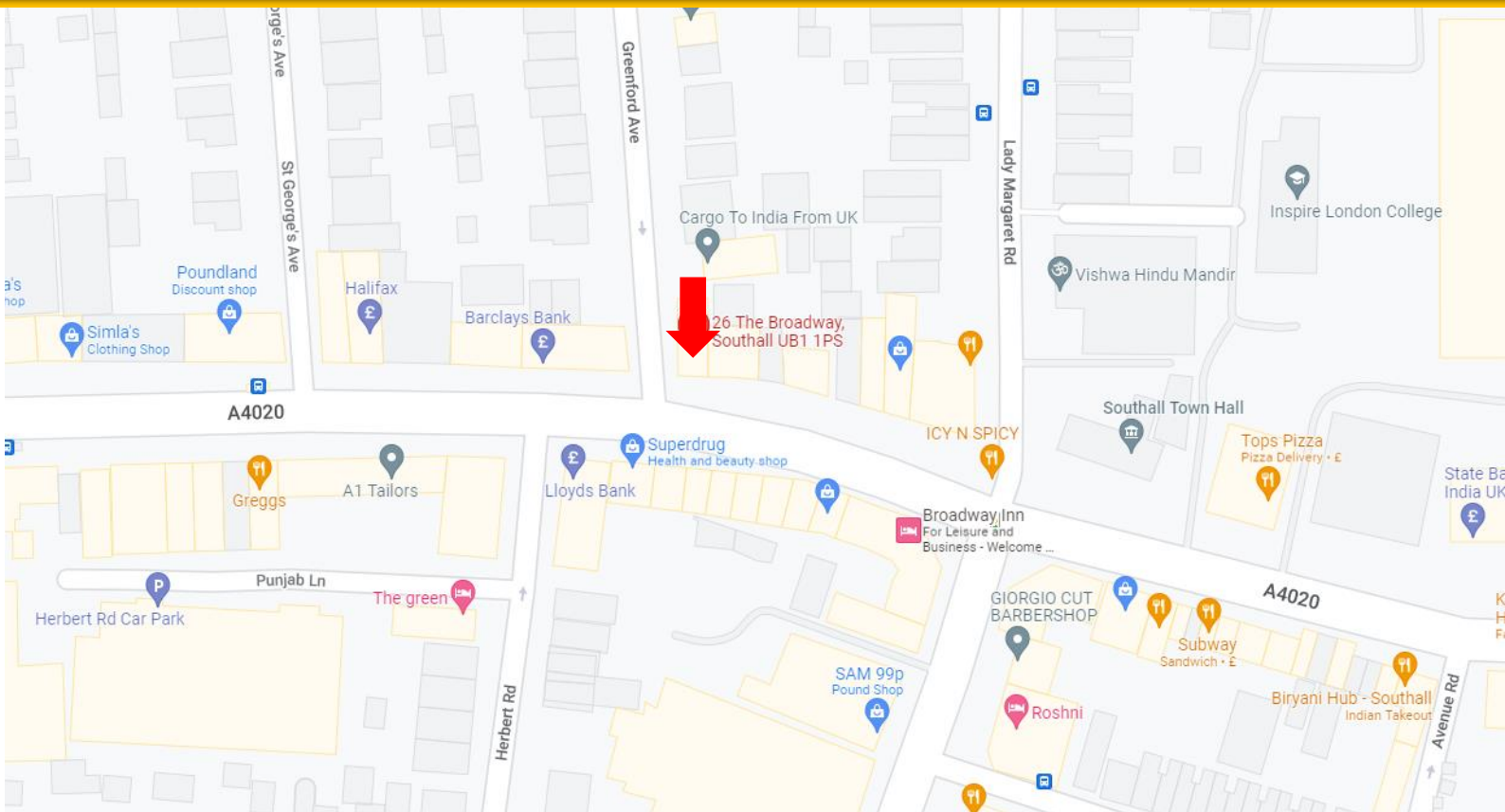
The property is situated in a first-class retailing position on the Broadway, the principal shopping street in the Southall town centre, a short walk from the station of about 9 minutes.



SCALE 1:50
FIRST FLOOR REFLECTED CEILING PLAN



SCALE 1:50
SECOND FLOOR REFLECTED CEILING PLAN



TENURE

Leasehold

Rental £95,000 Per Annum

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8827 020.

VIEWING AND FURTHER INFORMATION

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

Rashpal Chauhan - 0208 569 8500
E-mail: rashpal@monarchcommercial.co.uk

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