



## 54A - 56 The Broadway, Southall, UB1 1QB

### SUMMARY

- Commercial retail unit on Southall Broadway
- Suitable for various businesses (STP)
- Affluent commuter town
- A1 class use
- Great transport links
- Occupied by a local independent retailer

### 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 Crossrail later this year.

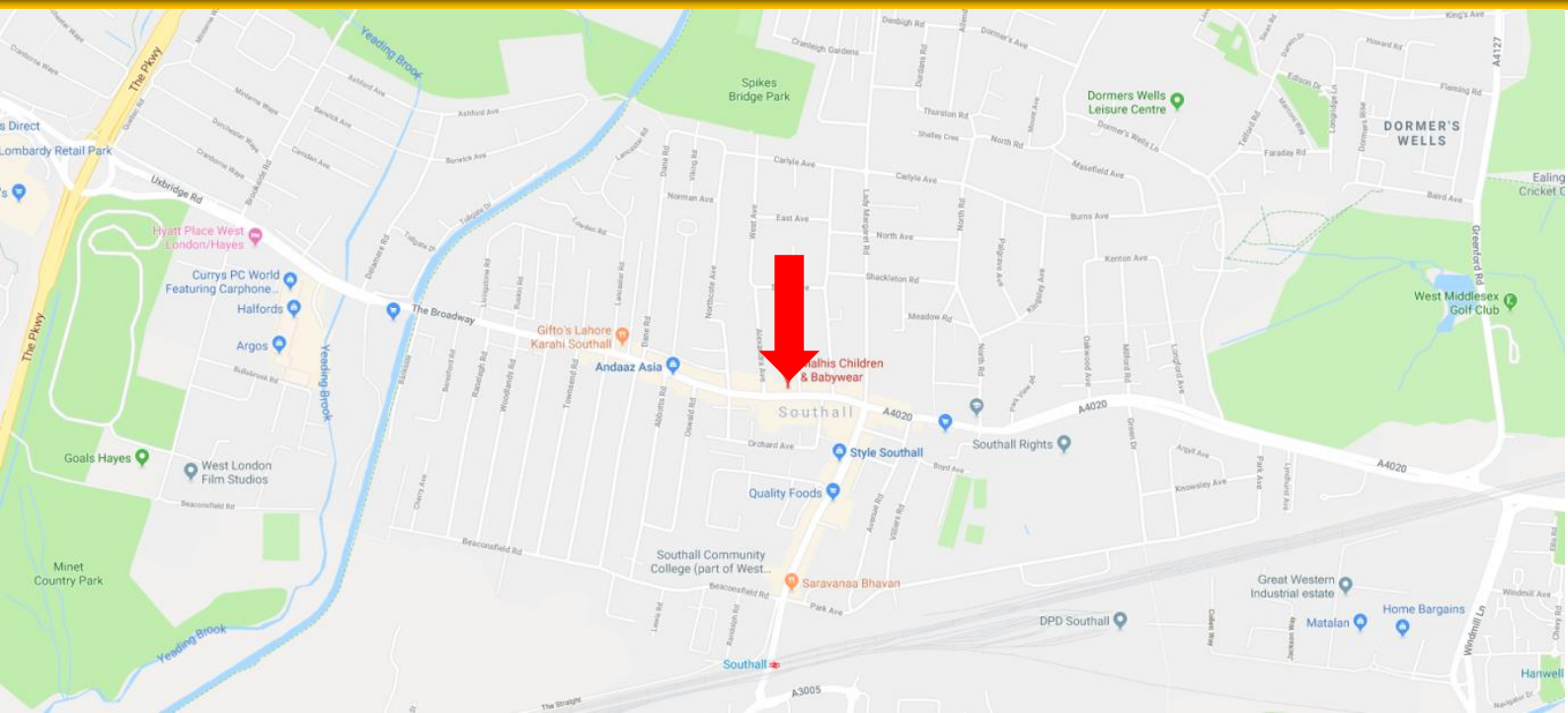
### SCHEDULE OF ACCOMMODATION

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

| FLOOR  | DESCRIPTION    | AREA sqm  | AREA sqft |
|--------|----------------|-----------|-----------|
| Ground | Retail Zone    | 53 sqm    | 570 sqft  |
| Ground | Retail Zone    | 44.4 sqm  | 480 sqft  |
| First  | Internal space | 34.2 sqm  | 370 sqft  |
| First  | Internal space | 54.25 sqm | 570 sqft  |
| Total  |                | 185.85sqm | 1,990sqft |

### DESCRIPTION

The commercial retail unit is currently A1 class use to let. It includes ground floor for retail use and spacious first floor for internal space.



### TENURE

Rental POA

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8825 7020.

### BUSINESS RATES

Rateable value £103,000

Rates payable £52,000 approx.

### VAT

To be confirmed

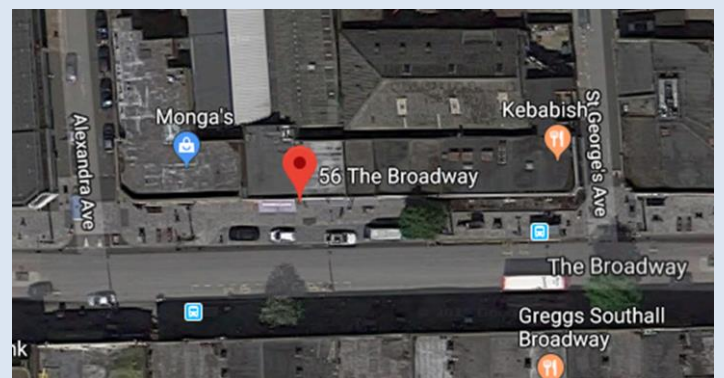
### LEGAL COSTS

Each party to be responsible for their own legal costs.

### ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

Tenants or Purchasers wishing to secure this property will be required to pay a holding deposit to Monarch of £3,000. This deposit is not refundable except if the Vendor withdraws, clear title cannot be proved or the Tenants' references are not acceptable to the Landlord. This deposit is held in our client account until



### VIEWING AND FURTHER INFORMATION

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

**Ankur Lakhnpal** 0208 569 8500

E-mail: [Ankur@monarchcommercial.co.uk](mailto:Ankur@monarchcommercial.co.uk)

**Gaurav Sarna** 0208 569 8500

E-mail: [gaurav@monarchcommercial.co.uk](mailto:gaurav@monarchcommercial.co.uk)

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