



36B THE BROADWAY, SOUTHALL, UB1 1PT

SUMMARY

Commercial retail unit
Affluent commuter town
Prime retail unit to let
Electric shutters
Brand new lease
Total Approximate area of 700 sqft

DESCRIPTION

The property is arranged on the ground floor to provide a Shop currently trading as Sunnamusk, which is a fragrance shop.

The property forms part of a busy parade of shops on one of the principal town centre shopping street, Southall that makes it an excellent trading position.

ACCOMODATION

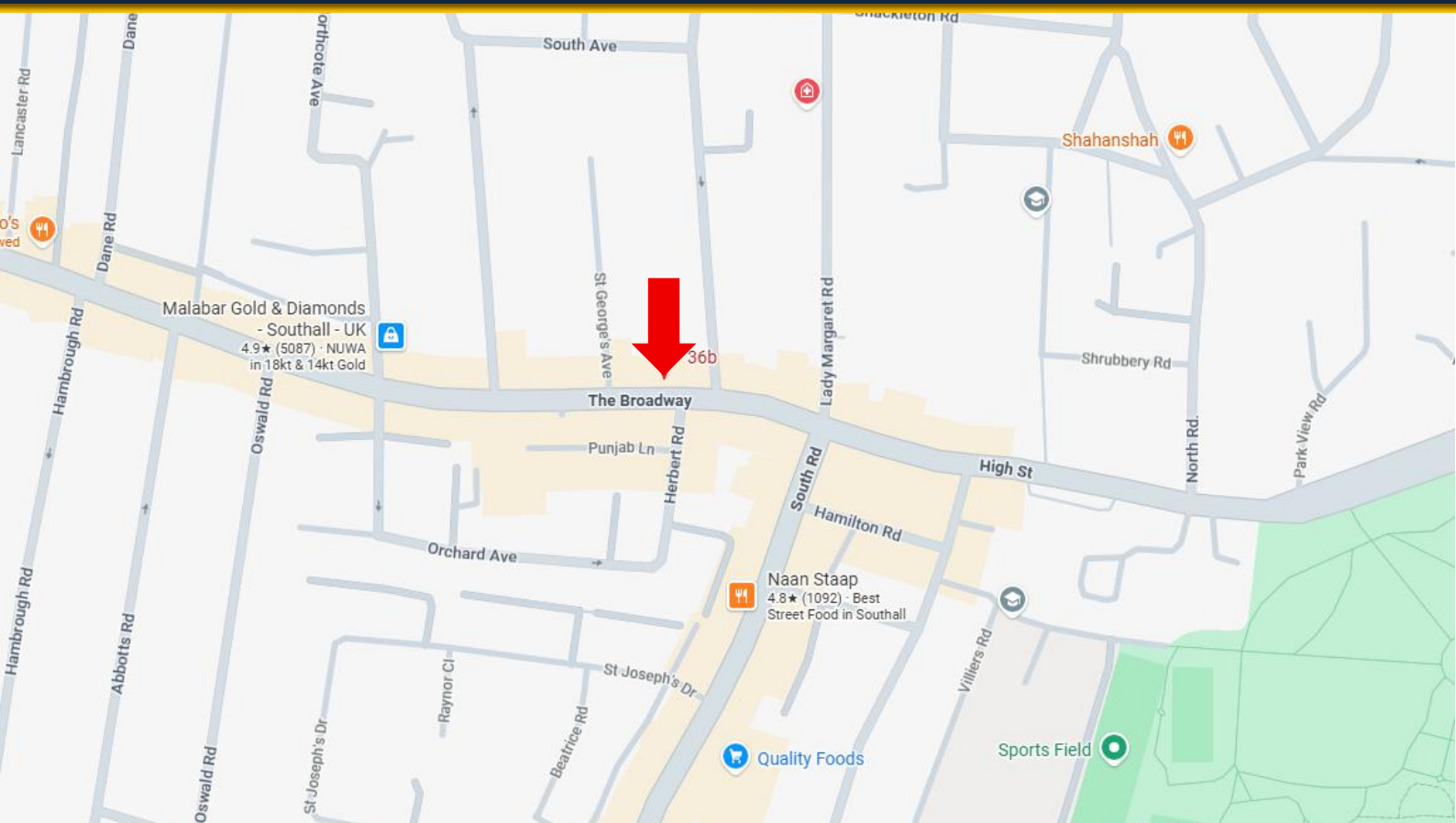
The following breaks down the areas and the dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area	30	323
Ground	Internal Storage	35	377
Total		65	700

LOCATION

The west London suburb of Southall is located 3 miles west of Ealing, 11 miles west of central London and 3 miles north of Hounslow.

The area benefits from excellent transport communications with The Broadway (A4020) linking with both the M4 motorway and the A40 via the A312. Mainline station provides regular services to London (Paddington). Heathrow International Airport is 6 miles away.



TENURE

Leasehold

Rent £48,000 Per Annum

LEGAL COST

Each party to bear their own legal costs

BUSINESS RATES

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

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

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