



**37/39 The Broadway, Southall, UB1 1JY**

**SUMMARY**

- Prime Retail Investment
- Freehold £POA
- Commercial retail unit
- Approx. 2,400 sqft total retail area
- Prime location
- Great transport links
- Walking distance to Southall Railway Station
- 2 x 3 bedroom flat forms part of the uppers

**DESCRIPTION**

The property comprises of multi let retail units with 2 x 3 bedroom flats above and the flats are currently rented on an AST. The retail units are currently occupied as Palika Bazaar and forms part of a busy parade of shops on one of the principle town centre shopping streets.

**SCHEDULE OF ACCOMMODATION**

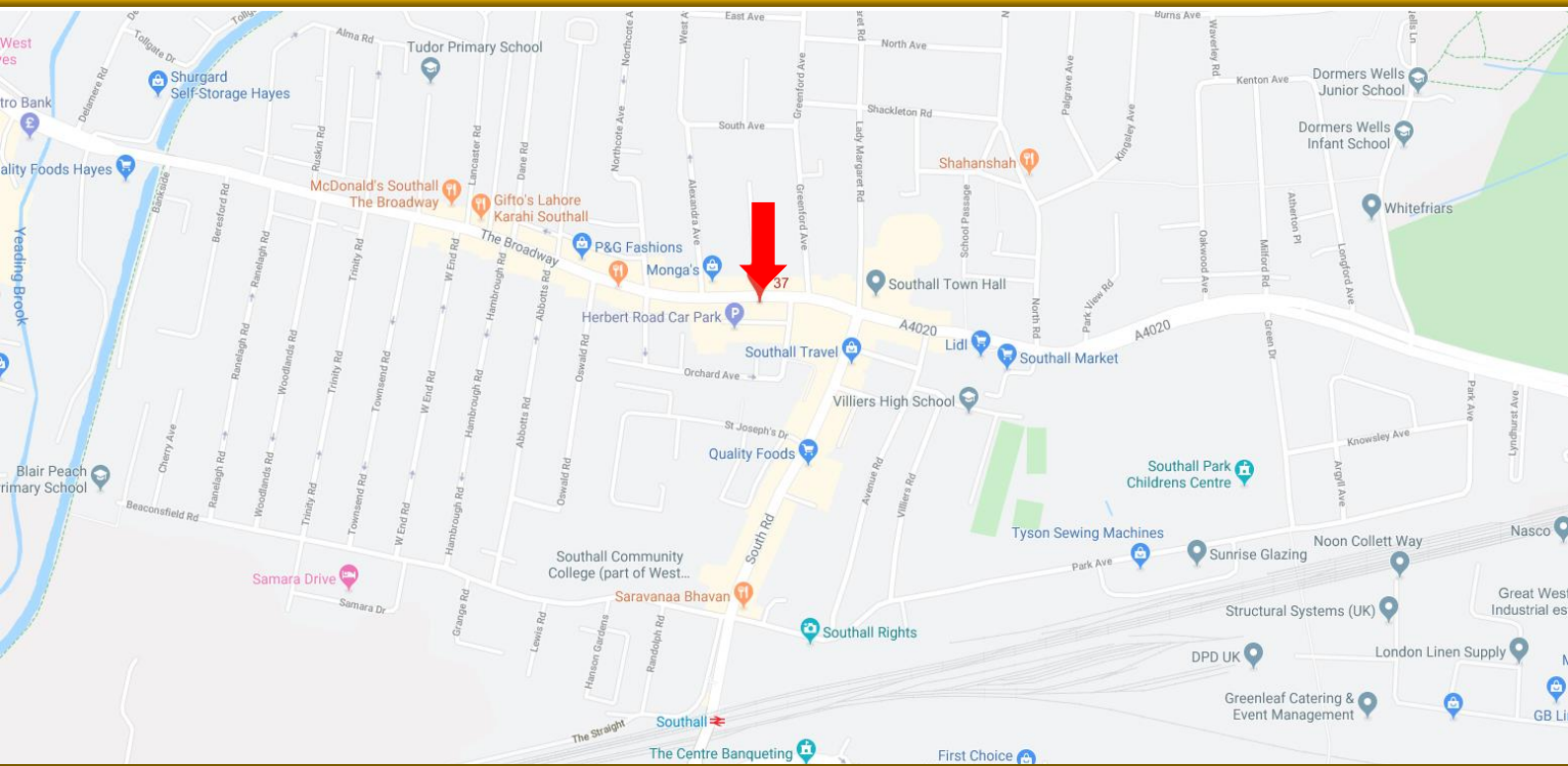
The following breakdown indicates the area of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground 37/39	Retail Area	223	2,400 approx.
Total		223	2,400 approx.
First & Second	2 x 3 bedroom flats Let on AST		

**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.

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



**TENURE**

**Freehold      £POA**

**VAT**

**If Applicable**

**TENANCIES AND ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
37-39 The Broadway	Retail Area – 2,400 sqft TOTAL 2,400 sqft	Palika Bazaar	20 year lease 25/03/2013 – 24/03/2033	£220,000	Five yearly review
37 A - 39 A	2 x 3 bedroom flats	Let on AST			

**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](mailto:ankur@monarchcommercial.co.uk)

**Harry Sohail** - 0208 569 8500  
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