

Prime Shop To Let

SOUTHALL 21-23 South Road

Benefitting from A3 use



LOCATION

The subject property occupies a prime trading location on the busy South Road, adjacent to **Southall Travel** and just a short walk from Southall Railway Station. Other occupiers located nearby include **Roosters Piri Piri, Nationwide, Paddy Power** and **Sam 99p**.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

The property is arranged over ground and first floor comprising the following approximate net internal floor areas:-

Ground Floor Sales	1760.3 sq ft	163.6 sq m
First Floor Ancillary Office	214.1 sq ft	19.9 sq m
First Floor Storage	634.8 sq ft	59.0 sq m

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£105,000 per annum**.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value	£68,000
UBR(2019/2020)	£0.504
Rates Payable	£34,272

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

EPC

An EPC has been commissioned and a copy can be made available upon request.

VIEWING

All viewings are strictly by prior appointment. For further information or arrangements to inspect, please contact:

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Subject to contract

