



## 21-23, South Road, Southall, UB1 1SU

### SUMMARY

A3 permitted use

Premises located on main retail pitch

Ground floor lock up shop

Good transport links

Premium not applicable

Security system including CCTV cameras

Rental £125,000 per annum

### DESCRIPTION

The property comprises of a ground floor retail lock up shop of approximately 2,610 sqft. The current tenant is operating as KFC.

The property is situated on the busy retail pitch, within close proximity to Southall Railway Station.

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

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area	163.6	1760.3
First	Ancillary office	19.9	214.1
First	Internal Storage	59.0	634.8
<b>Total:</b>		<b>242.5</b>	<b>2609.2</b>

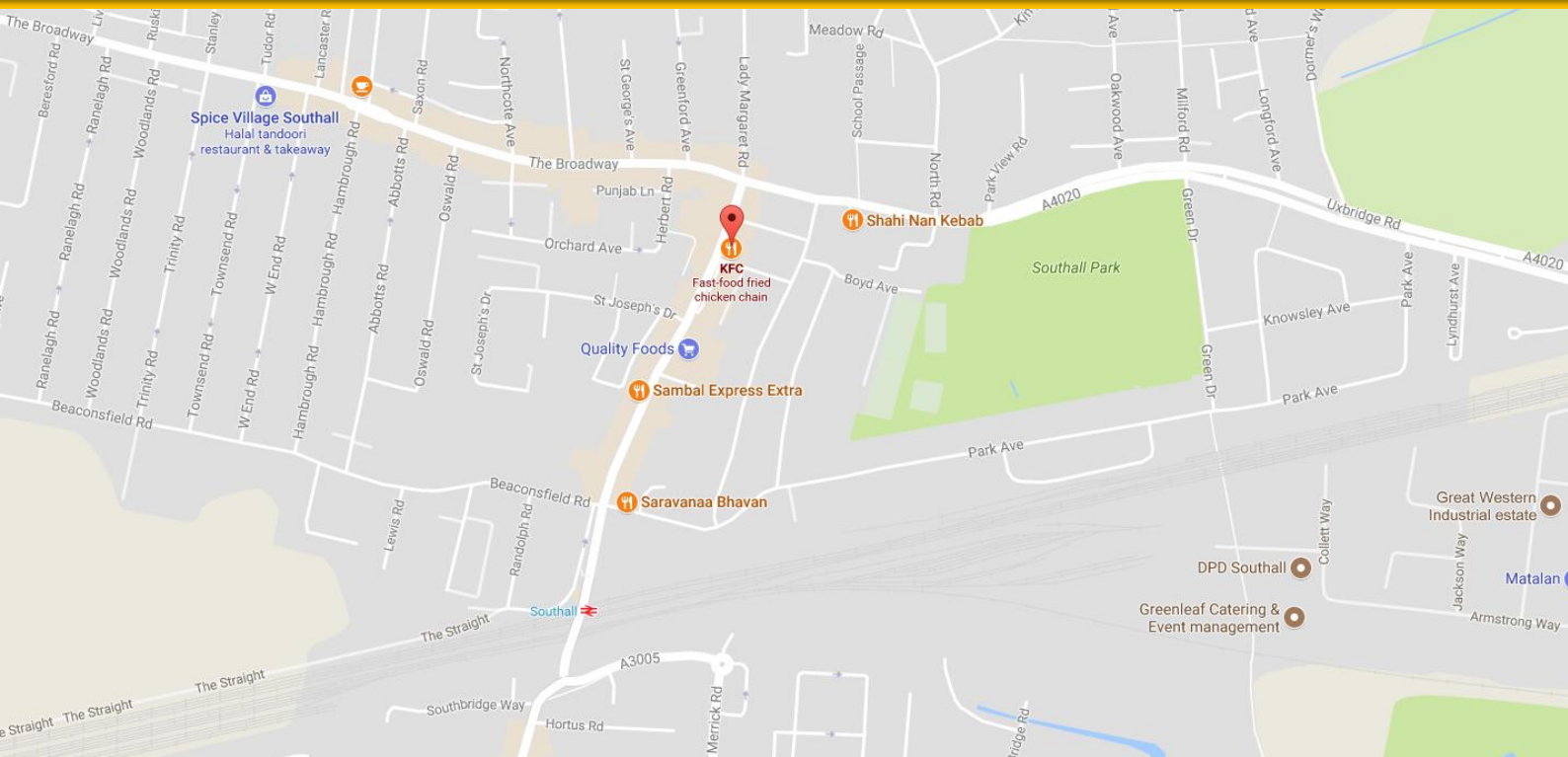
### LOCATION

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.

The property is situated in a first class retailing position on the high street, a short walk from Southall Railway station of about 7 minutes.

Other occupiers close by include Southall Market, ICICI Bank, Chana Chemist, Quality Foods, BFC Exchange, Pizza Hut Delivery and many others.

There is also a selection of local independent retailers, café and restaurants.



#### TENURE

Rental £125,000 per annum

#### VAT

If Applicable

#### BUSINESS RATES

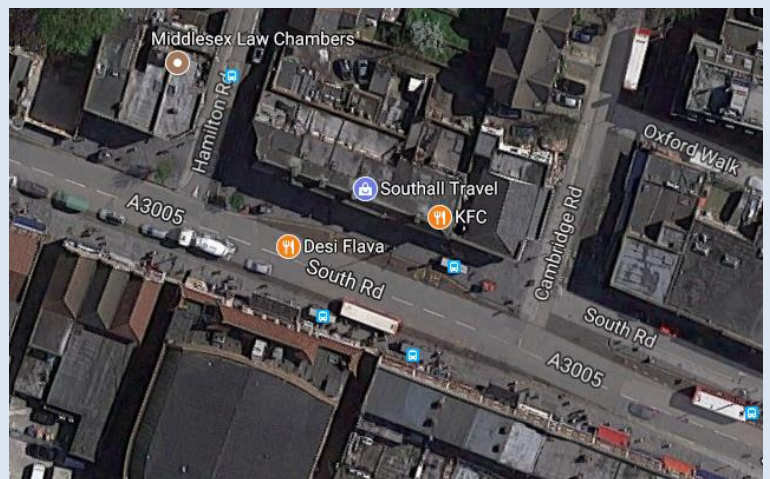
Rateable value £68,500

Rates payable Approx. £31,510

Interested parties are advised to confirm the rating liability with the Local Authority on 02088257020.

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, give notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.

#### LOCATION MAP



#### VIEWING AND FURTHER INFORMATION

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

**Gaurav Sarna** - 0208 569 8500  
E-mail: gaurav@monarchcommercial.co.uk

**Ankur Lakhanpal** - 0208 569 8500  
E-mail: ankur@monarchcommercial.co.uk