



South Road, Southall, UB1 1SU

Offers In The Region Of £200,000

Set on a busy parade is this 36 cover Indian restaurant in the Heart of Southall and within walking distance of Elizabeth Line train station. Current rent £45,000 per annum, rent review every 5 years, 15 year lease issued in 2023. Excellent location as footfall is high. Assignment of lease, fixture and fittings included, decorative items, seats, chairs, established business (does not include trading business name)

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Front Seating Area 25'7 x 12'10 (7.80m x 3.91m)

36 Covers, laminate flooring.

**Lobby**

Door to separate w/c and door to kitchen.

Separate W/C

Low level w/c, hand wash basin with storage unit, tiled flooring and fully tiled walls.

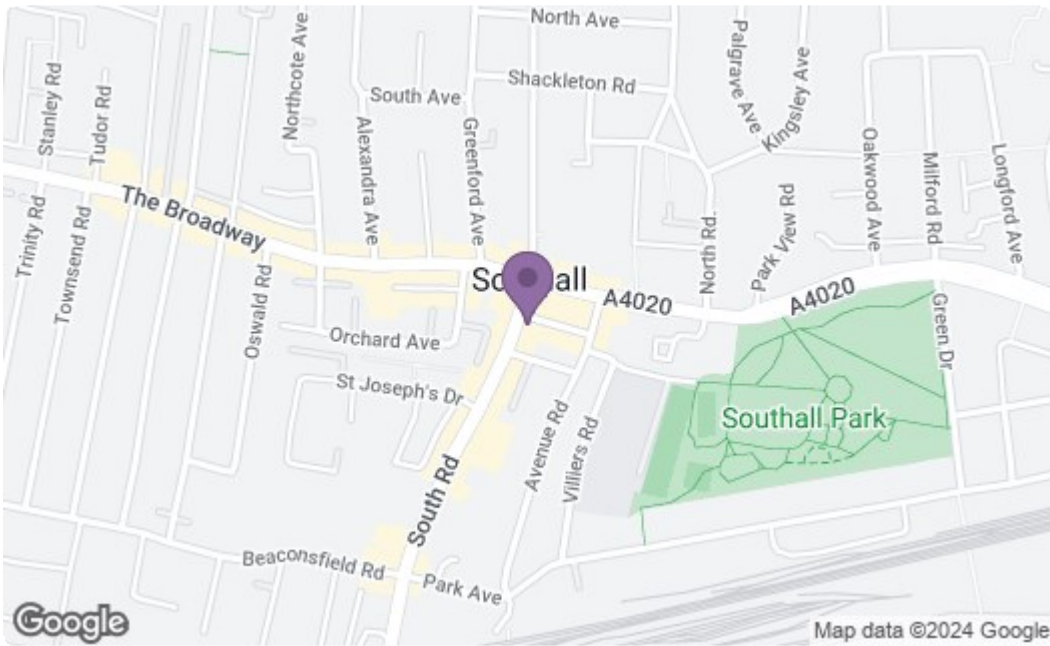
Commercial Kitchen 22'7 x 13'2 (6.88m x 4.01m)



Commercial kitchen with hobs, extractor canopy, sink units with cold storerooms, door to rear access road for deliveries.

External W/C

For staff use.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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