



## 211 The Broadway, Southall, UB1 1NB

### SUMMARY

- Commercial retail /office unit on Southall Broadway
- Suitable for various businesses (STP)
- Affluent commuter town
- 4 bedroom flat on the uppers
- Current income from uppers is £1,750 PCM
- Total approx internal area 1077.08 sqft + 335 sq ft external.
- Total rental including uppers of £42,000 per annum + VAT
- A1 class use / Class E

### DESCRIPTION

The subject property is situated on the ground floor and is of formerly A1 class use. The property currently used to operate as a solicitors office.

There is a 4 bedroom flat on the uppers with a current rental income of £1,750pcm. The shop is situated on the main busy road in Southall.

### SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area of the unit:

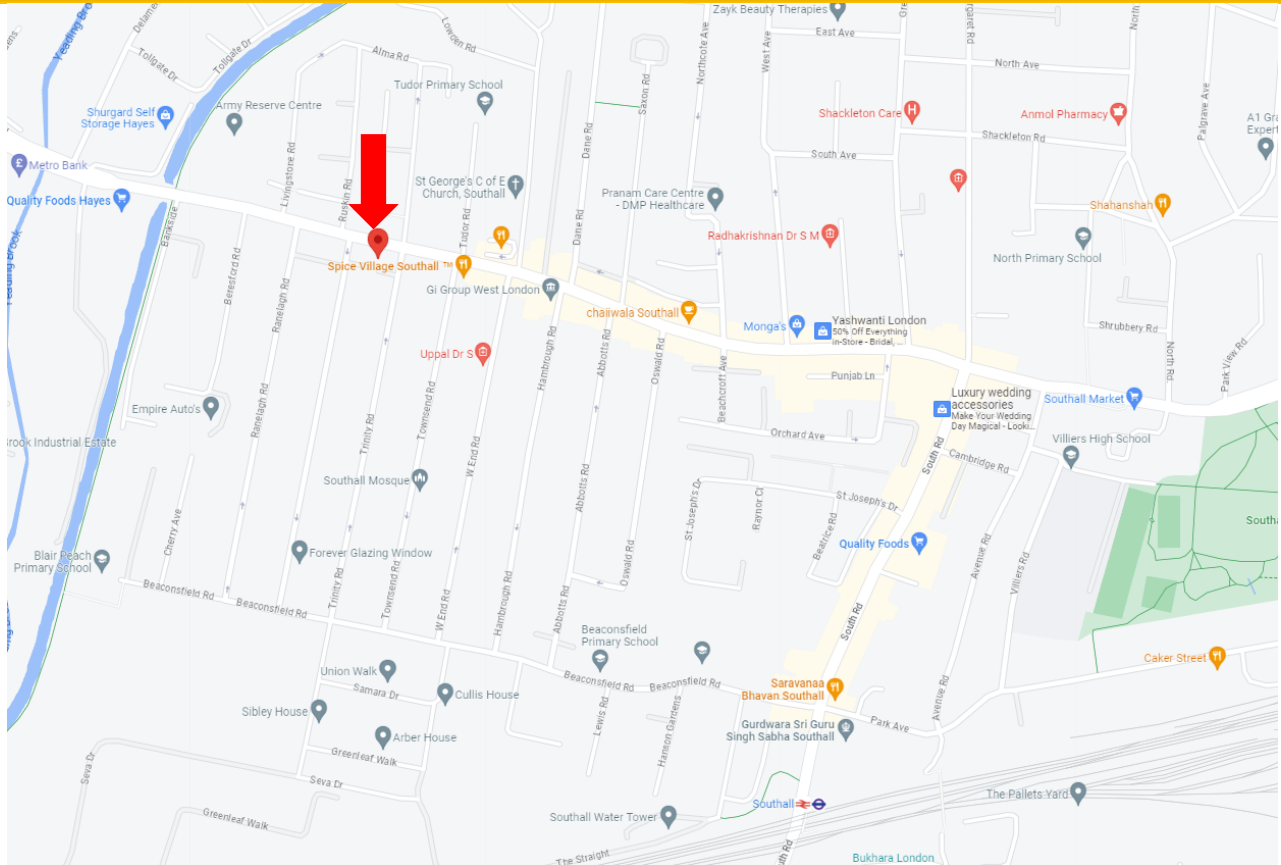
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Space	47.50	511.10
Ground	Kitchen	3.5	37.66
Basement	Internal Storage	49.1	528.32
First & Second	4 Bedroom Flat		
<b>Total:</b>		100.10	1077.08

### 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 prime retailing position on the high street, a short walk from Southall Railway station.



**TENURE**

Rental £42,000 per annum

Premium £40,000

**BUSINESS RATES**

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8825 7020

**VAT**

Applicable

**LEGAL COST**

Each party to bear their own legal costs

**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 Sohal** 0208 569 8500  
E-mail: [Harry@monarchcommercial.co.uk](mailto:Harry@monarchcommercial.co.uk)

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