



54 High Street, Southall, Middlesex, UB1 3DB

SUMMARY

Suitable for various businesses (STP)

Bustling commuter town

Total approximate area 703 sqft

Rental of £22,000 per annum

Assignment of lease

12 years lease

Outside the Landlord and Tenant Act 1954

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

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Reception space	22.3 sqm	239 sqft
Ground	Office area	42.6 sqm	458 sqft
Ground	Kitchen space	0.6 sqm	6.45 sqft
Total		65.5 sqm	703 sqft

DESCRIPTION

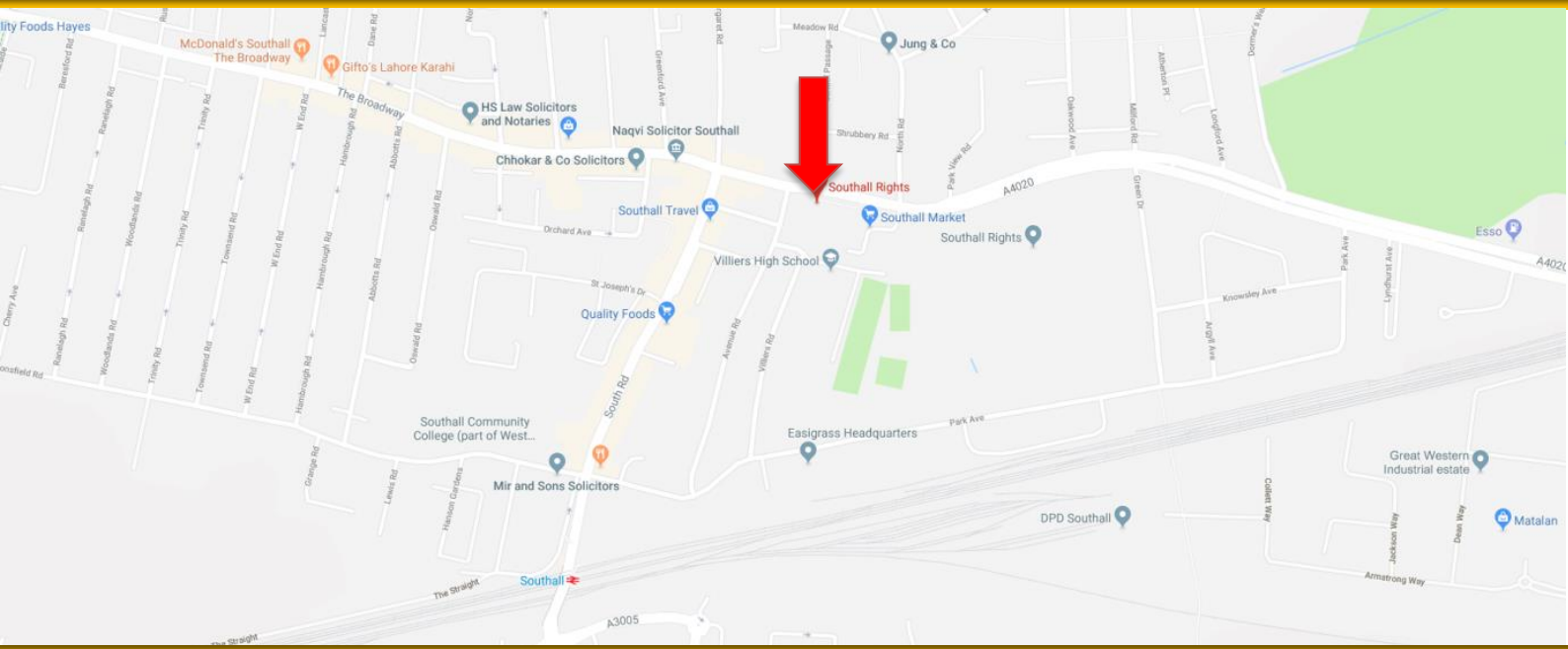
The property benefits from A2 class use and is currently trading as an office. The office is on the ground floor, spacious and in immaculate condition.

Front facing office and a huge amount of natural light in the office, makes it brighter. The property is fitted with a suspended ceiling and partition open plan office.

LOCATION

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

The property is situated in a first class retailing position on the Broadway, the principal shopping street in the Southall town centre, a short walk from the Southall Railway station of about 12 minutes. Several bus routes pass along these premises.



TENURE

Rental £22,000 per annum

BUSINESS RATES

Rateable value £18,250

Payable rates £8,760

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

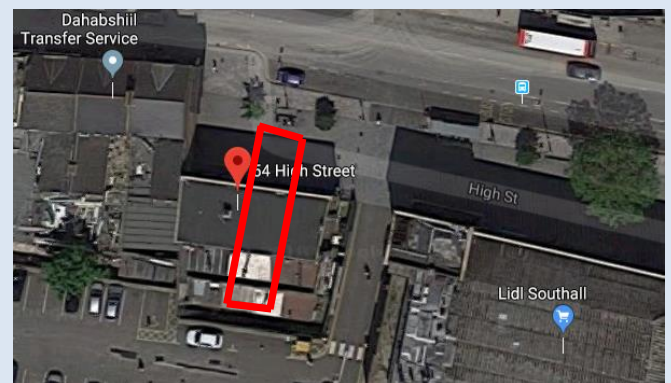
VAT

To be confirmed

ADDITIONAL INFORMATION

Further information can be provided on request.

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Monarch of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.



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 Lakhnpal 0208 569 8500

E-mail: ankur@monarchcommercial.co.uk

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, gives 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.