

RETAIL AND RESIDENTIAL HMO FREEHOLD
WEST LONDON INVESTMENT/DEVELOPMENT OPPORTUNITY

2-6 THE BROADWAY,
SOUTHALL, LONDON, UB1 1PS

FOR SALE ON BEHALF OF THE LPA RECEIVERS

RIB

ROBERT IRVING BURNS

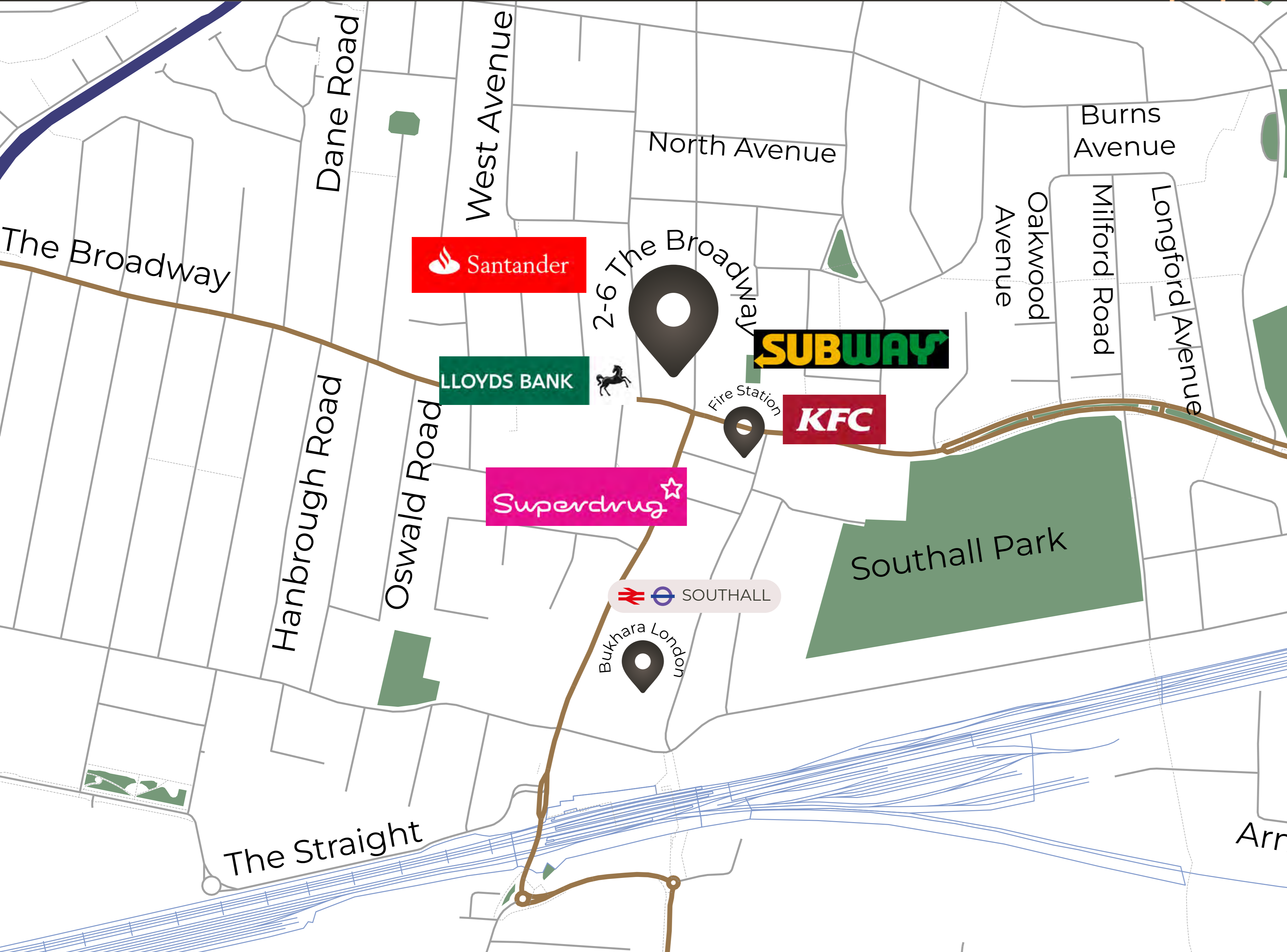
Prideview
GROUP



Executive Summary

- Attractive part income-producing corner Freehold, situated in a prominent location on Southall's prime pitch.
- 6x commercial units over basement and ground floors, producing £155,200.
- Rear yard.
- Part built consented residential HMO development of upper parts, ideal for developers/ investors.
- Offers Are Invited For The Freehold Interest.





Location

The property is located on The Broadway (A4020) Southall, at the corner of Lady Margret Road, within the London Borough of Ealing, strategically located c.5 miles north of Central London. Southall is a densely populated area of West London, closely bounded by Northolt to the North, Hanwell to the East, Heston to the South and Hayes to the West.

The Broadway benefits from strong local footfall and is the prime retail pitch for Southall, boasting numerous national covenants including Lloyd's Bank, Superdrug, and Barclays. Southall Station is a short walk to the south of the property and provides National Rail and Underground services to Central London via the Elizabeth Line.

Connectivity:

- ✈ Heathrow Airport
15 minutes
- 🚇 Bond Street
25 minutes
- 🚇 Oxford Circus
28 minutes
- 🚇 Liverpool Street
32 minutes
- 🚇 Tottenham Court Road
17 minutes
- 🚇 Paddington
17 minutes

Description

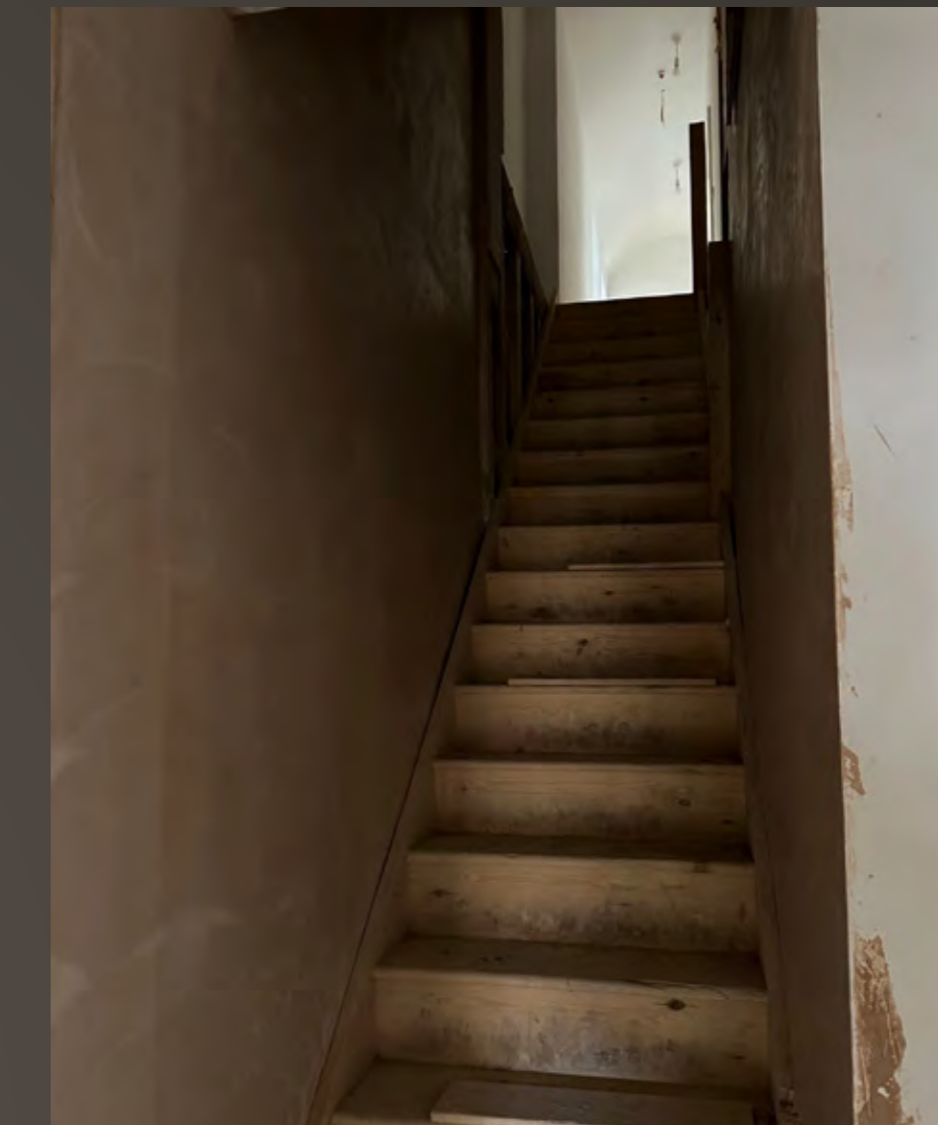
The property is an attractive period corner building with a significant rear yard.

The commercial element is fully let and comprises a restaurant over basement and ground floors (4-6 The Broadway) producing £75,000 pa and a further 5 lock-up units which produce £80,200 combined (total commercial income: £155, 200).

The first and second floors are currently presented as a part-finished Development. Once built, the residential upper parts will comprise a 15-bedroom residential HMO.



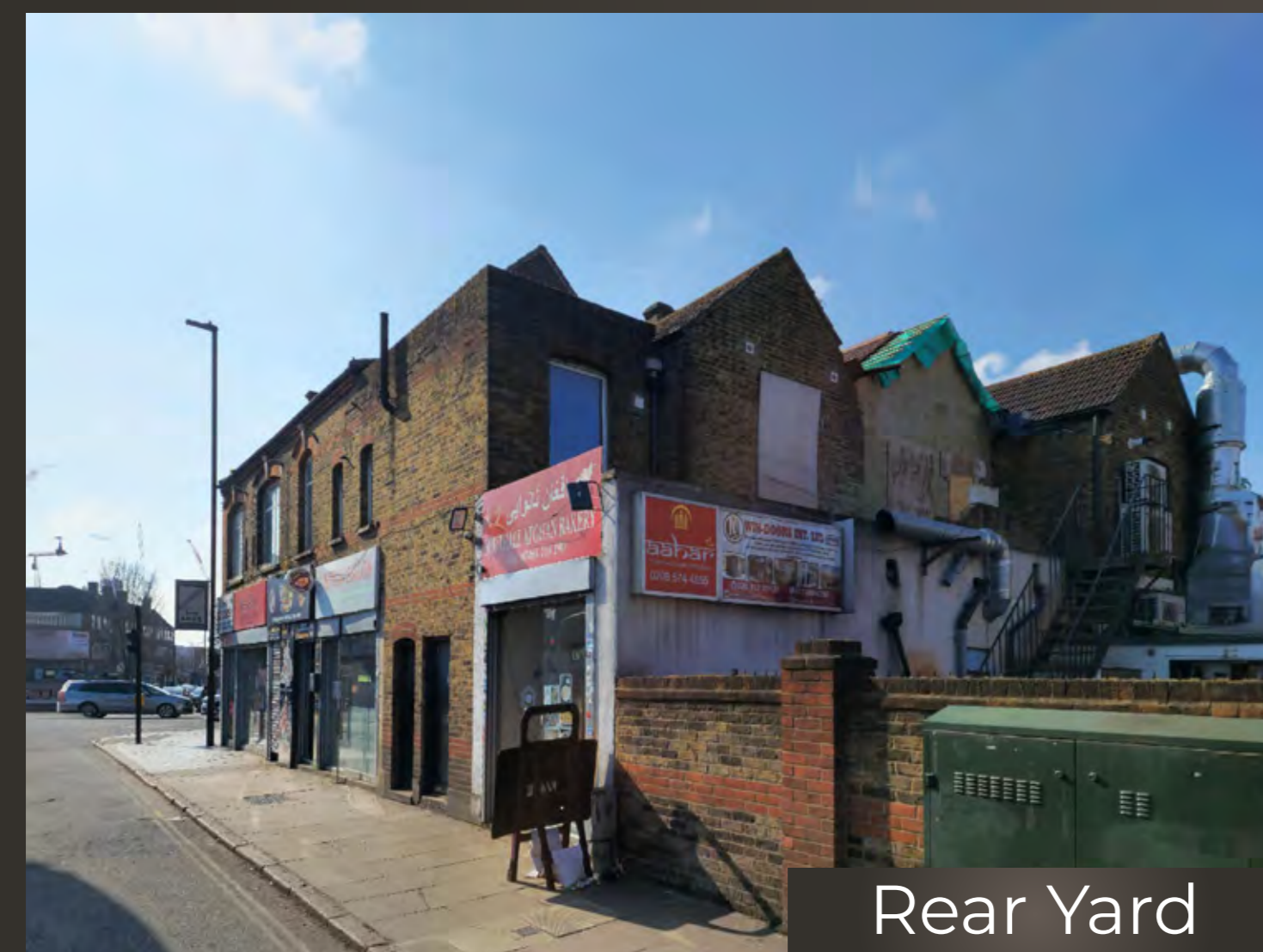
Upper Parts



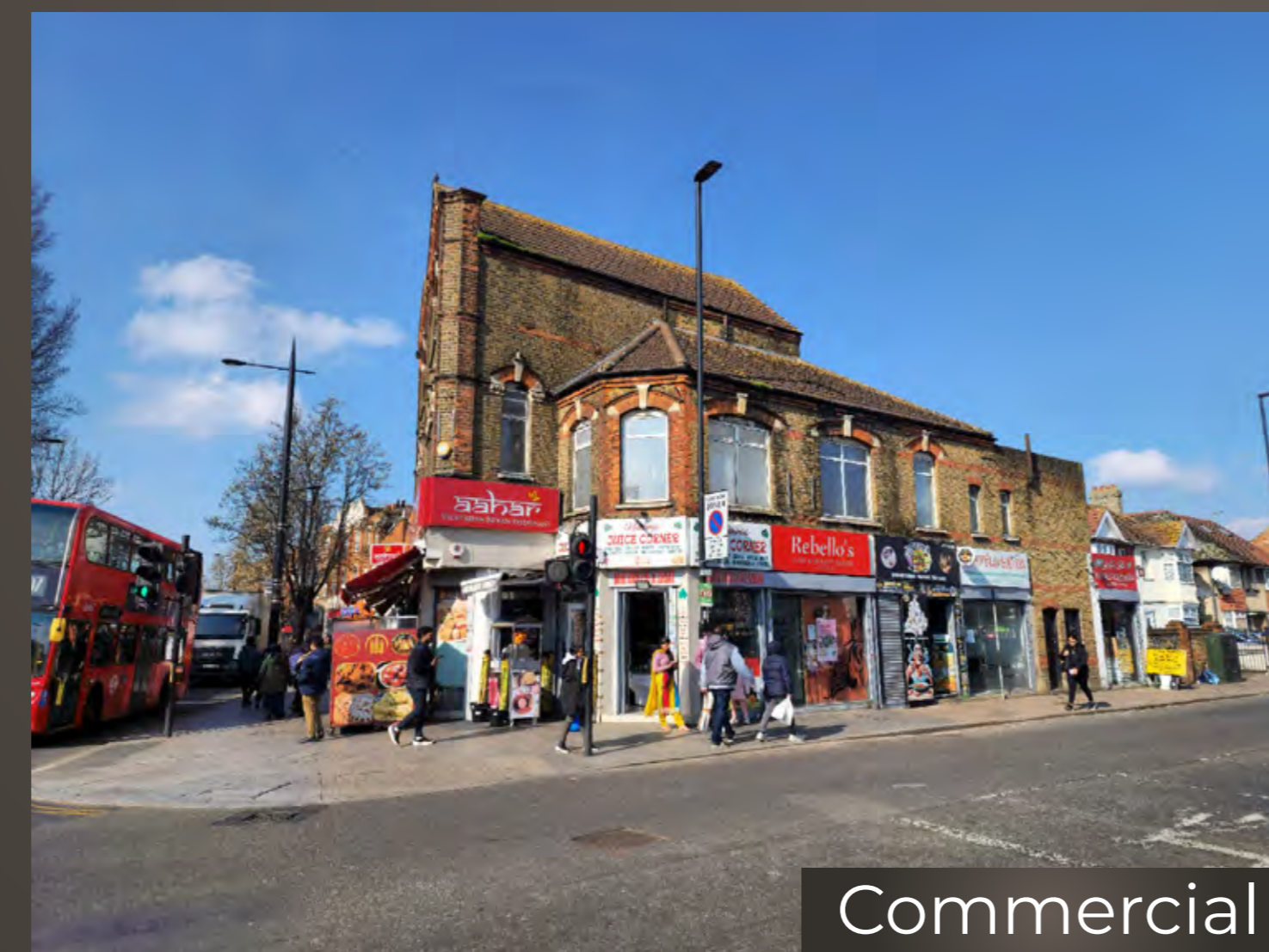
Upper Parts



Upper Parts



Rear Yard



Commercial



Commercial

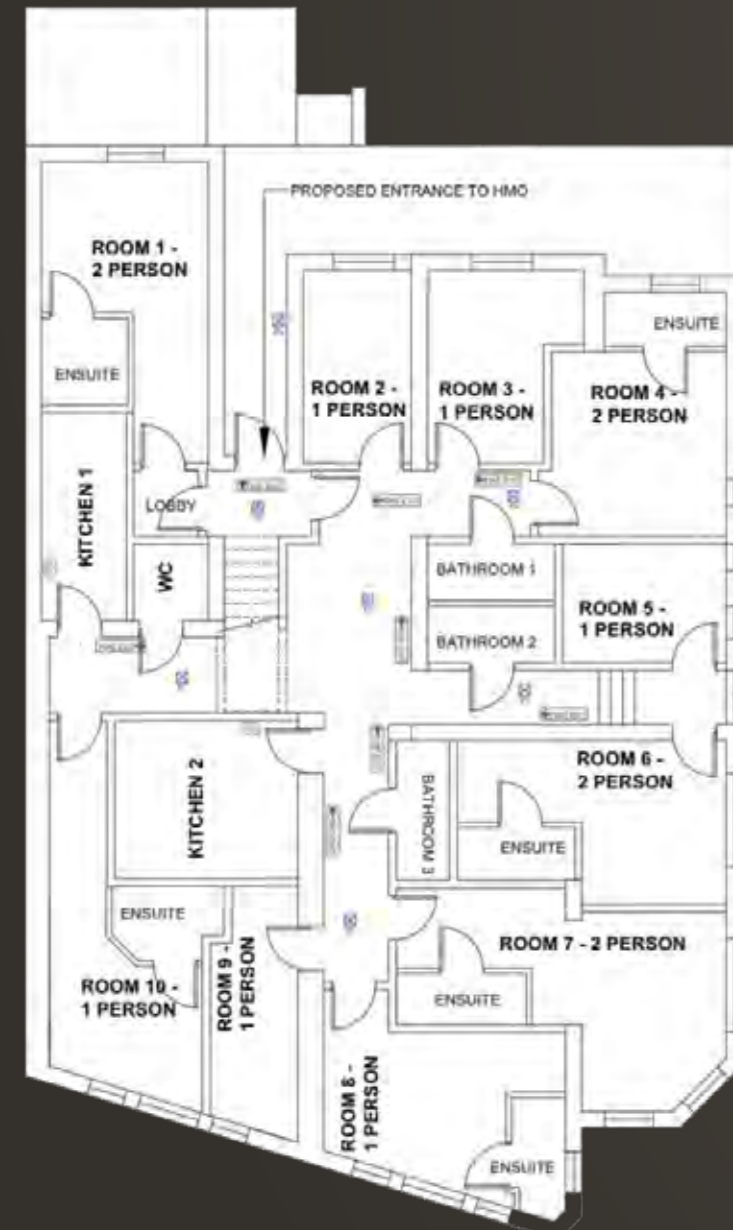


Commercial

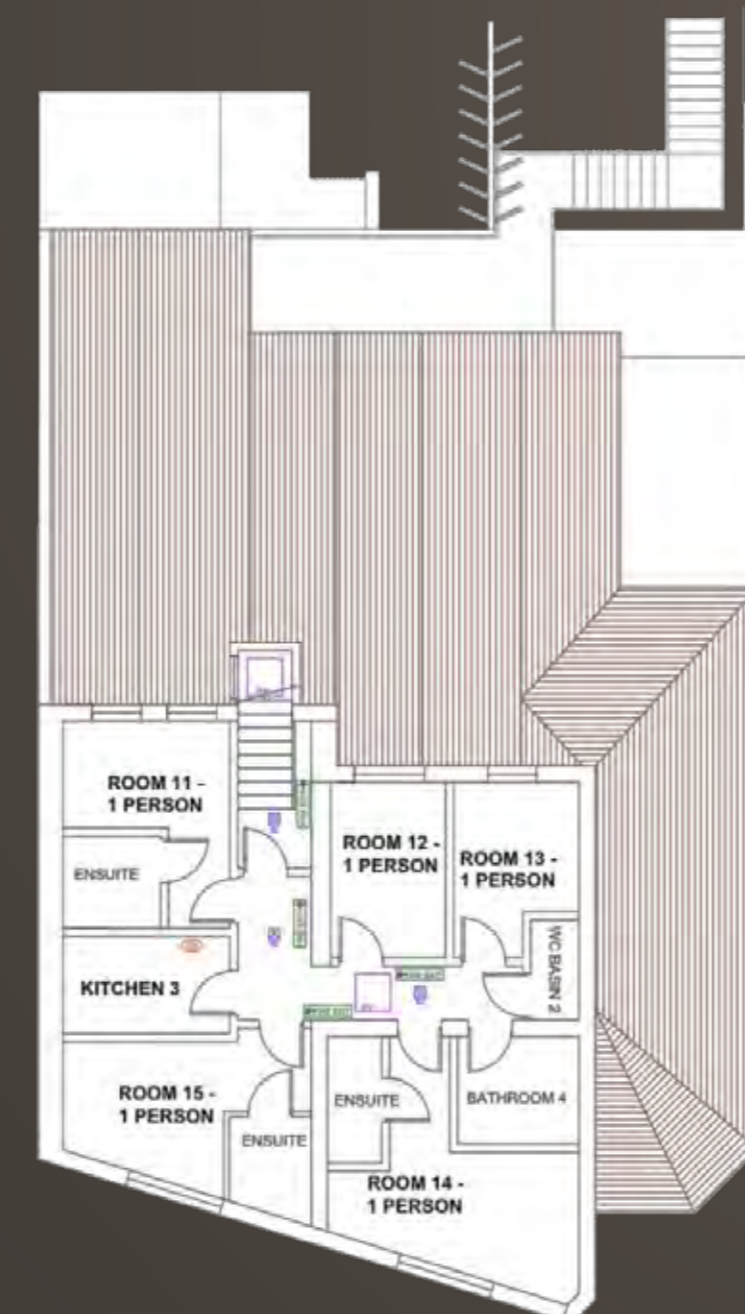
Planning

The building benefits from planning consent (subject to s.106 obligations) under reference No: 202919FUL for conversion of first floor and second floor into a House in Multiple Occupation (Large HMO) (Use Class Sui Generis) and associated external alterations involving the installation of a new staircase to the rear elevation and a first floor rear extension. Once built, this area will comprise of 15 bedrooms, 9 with ensuite and a further Bathrooms, 2 WC basins and a total of 4 kitchens.

Proposed HMO Upper Parts



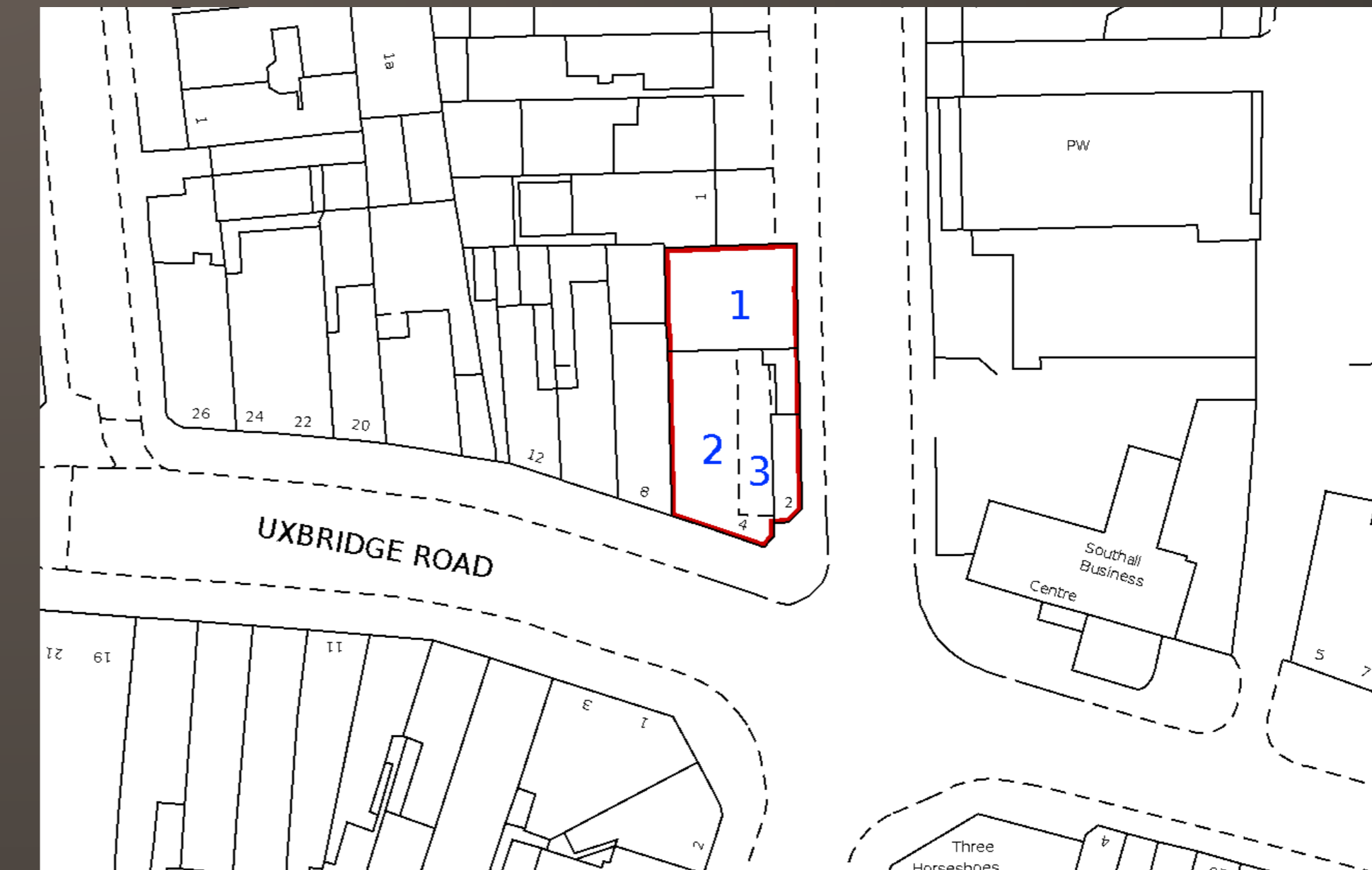
First Floor



Second floor

Tenure

The asset is held Freehold, under Title Number: MX468566



Tenancy

Units	Date	Term and Expiry	Tenant	Rent	Sq. ft NIA	Sq.m GIA
Unit 1, 2 The Broadway, Southall, UB1 1PS	15/09/2019	10 years - 16 September 2029	Aneeq & Co Ltd	£20,800 per annum	153	14.18
Unit 2, 2 The Broadway, Southall, UB1 1PS	21/01/2020	10 years – 20 January 2030	Rebello Beauty Salon Ltd	£16,800 per annum	182	16.88
Unit 3, 2 The Broadway, Southall, UB1 1PS	01/11/2021	10 years – 31 October 2031	Afghani Kitchen Ltd	£8,400 per annum	176	16.33
Unit 4, 2 The Broadway, Southall, UB1 1PS	21/01/2020	10 years – 20 January 2030	Stylo Saloon Limited	£19,800 per annum	207	19.2
Unit 5, 2 The Broadway, Southall, UB1 1PS	21/01/2020	10 years – 20 January 2030	Southall Afghan Bakery Limited	£14,400 per annum	222	20.64
Basement and Ground Floor shop and car park at the rear, 4-6 The Broadway, Southall, UB1 1PS	21/06/2019	20 years – 20 June 2039	Aahar Vegetarian Limited Suresh Jawaji	£75,000 per annum	1,394 Ground 1,367 Basement	129.5 Ground 127 Basement
			Total	£155,200	3,701	343.73

The above information is indicative and is not to be relied upon. All interested parties are encouraged to make their own enquiries.

Further Details

Offers are invited for the benefit of the Freehold Interest

Price

Upon Application

VAT

TBC

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

EPCs

Available Upon Request

The Receiver and their agents accept no liability for any of the information provided and recommend all interested parties to carry out their own due diligence.

Misrepresentation Act, 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is no way guaranteed. March 2024

CONTACT US

For further information please contact Joint Agents,
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