



11 South Road, Southall, UB1 1SU

SUMMARY

Ground floor retail unit
 Shop front on to the main road
 Prime retail opportunity
 New Lease FRI
 Vacant Possession
 Total approximate area of 563 sqft

DESCRIPTION

The property is a ground floor retail unit situated on a busy high street. The property has been recently refurbished and is available as vacant possession with new lease.

The property was previously trading a Chinese acupuncture clinic. There is a fire exit to the rear.

ACCOMODATION

The following breaks down the areas and the dimensions of the unit:

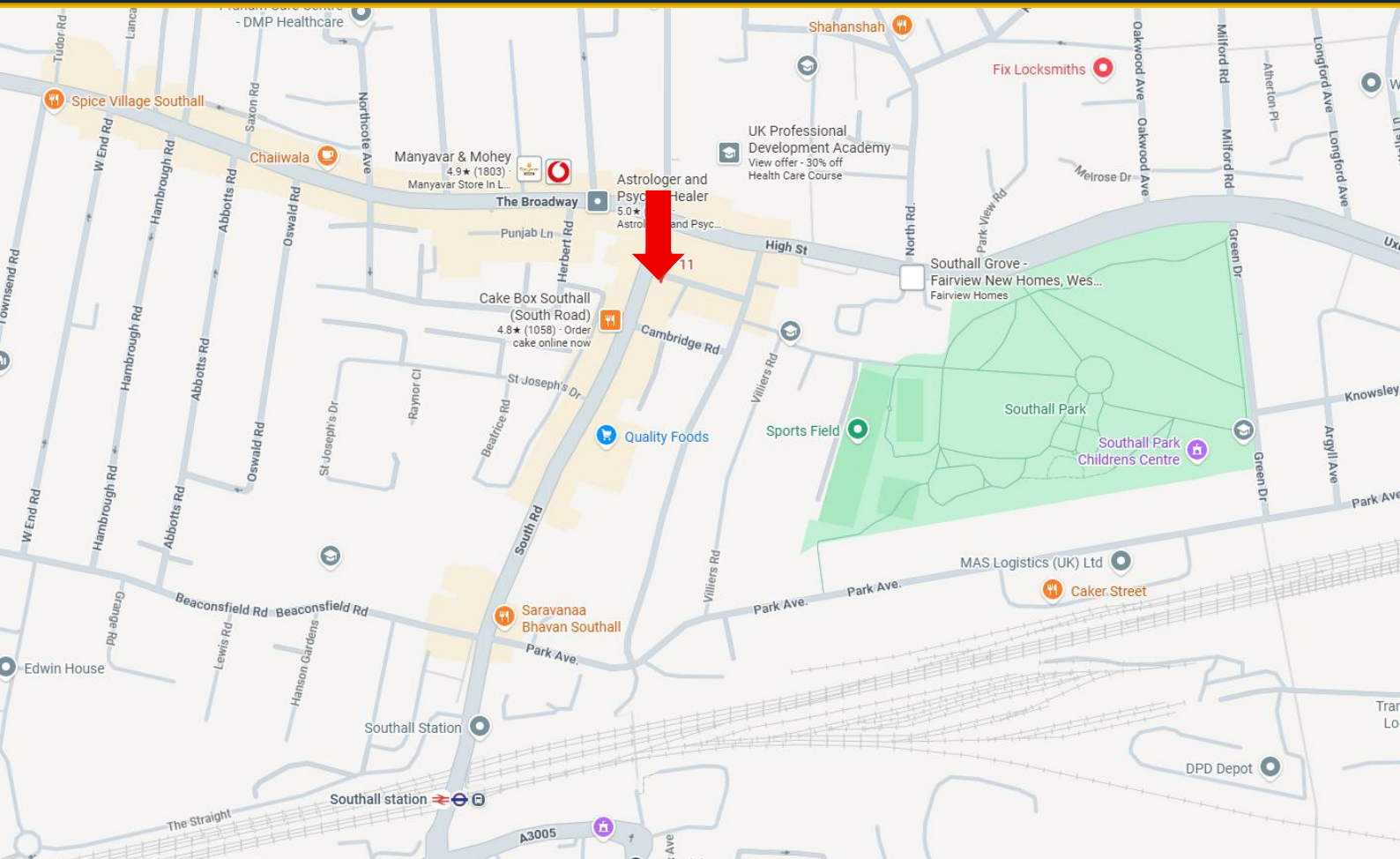
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail	52.3	563
Total		52.3 sqm	563 sqft

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

Leasehold

Rent £60,000 Per Annum

LEGAL COST

Each party to bear their own legal costs

BUSINESS RATES

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

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

Harry Sohal - 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

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