

On the Instruction of Cuckoo Fashion

RETAIL UNIT TO LET

42 The Broadway, Southall, UB1 1QB



Location

Southall is a large suburban district of west London. It is within close proximity of the A312 which provides easy access to both the M40 & Heathrow.

The premises occupy a prominent position on The Broadway, just a few hundred metres from the train station. The property is adjacent to **Halifax** and is within close proximity to national retailers such as **The Post Office**, **Superdrug**, **Holland & Barrett**, **Greggs**, and **Poundland**.

Description

The subject retail unit is comprised over two floors with approximate areas and dimensions as follows;

Accommodation

Ground Floor	128.8 sq m	1,387 sq ft
First Floor	134.6 sq m	1,499 sq ft
Total	263.4 sq m	2,886 sq ft

Key Features

- A1 Retail Unit
- Prominent Location on the Broadway
- Within close proximity to Southall train station

Viewing

By appointment via this office:

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CBRE Limited

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www.cbre.co.uk/retail

Date of Issue 18-02-2019

Terms

The property is held on a lease expiring 15th November 2021 and is available by way of assignment or sub-lease, subject to covenant.

Rent

The quoting rent is £134,000 per annum exclusive.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £90,500 and the rates payable are £46,426.50 pa. The UBR for 2018/2019 is 51.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

An EPC is available on request.

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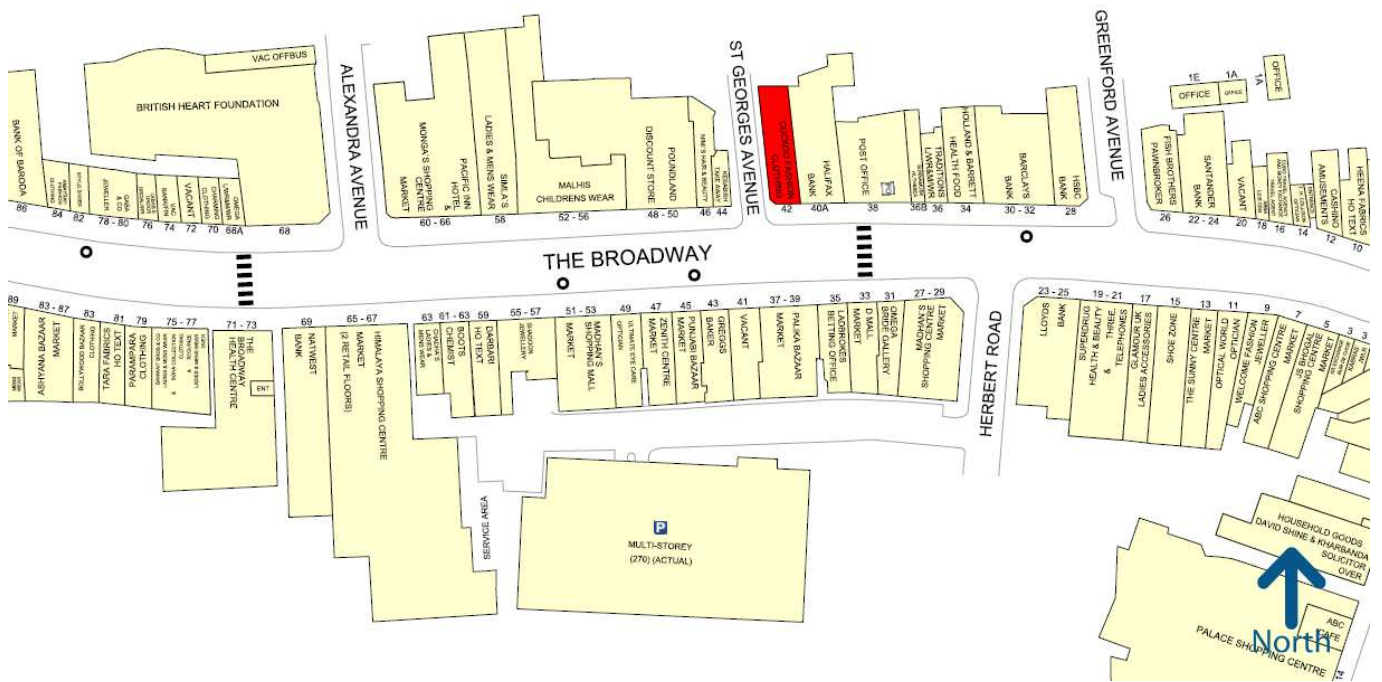
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Not to scale.

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