



Tenure

Long leasehold. Held on a lease for a term of 998 years from 25th March 1957 at a fixed ground rent of £450 per annum.

Location

Southall is a major West London suburb with a resident population of some 138,000, situated within the London Borough of Ealing. Southall is some 11 miles west of Central London, 3 miles from Ealing and some 1½ miles north of the M25 (Junctions 15/16).

The town is served by rail with regular services to London Paddington. Heathrow Airport is some 7 miles to the west.

The property is situated in an excellent trading position in the heart of Southall's popular retail area.

Occupiers close by include Shoezone, Superdrug, Lloyds TSB Bank, Barclays Bank, HSBC Bank, Santander and many independent traders.

Description

The property is arranged on basement, ground and two upper floors to provide a shop with ancillary accommodation in the basement. The two upper floors comprise a maisonette which is approached via a separate entrance on The Broadway.

The property provides the following accommodation and dimensions:

Gross Frontage (including Alleyway)	6.00 m	(19' 8")
Net Frontage	4.40 m	(14' 5")
Shop Depth	23.65 m	(77' 7")
Built Depth	27.50 m	(90' 3")
Basement	31.00 sq m	(333.69 sq ft)
Vaults	9.00 sq m	(96.88 sq ft)

First & Second Floor Maisonette – Five Rooms, Kitchen, Bathroom and Separate WC

Tenancy

The entire property is at present let to GLAMOUR UK LIMITED for a term of 20 years from 24th June 2005 at a current rent of £91,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand that the upper floors are sub-let.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 91 Southall**.

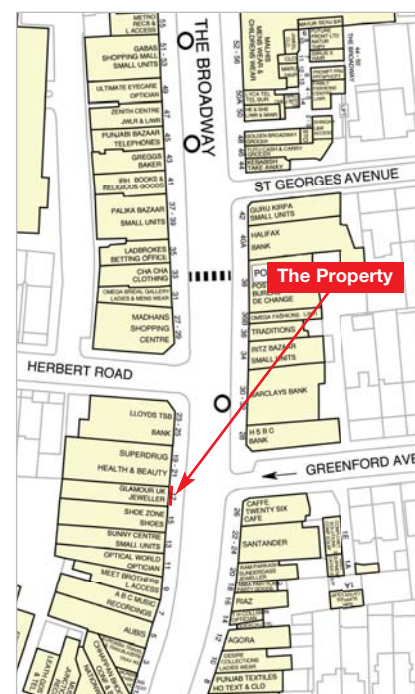
Southall

17 The Broadway Middlesex UB1 1JR

- Well Located Virtual Freehold Shop Investment
- Excellent trading location in the heart of Southall
- Comprises a shop with self-contained 4 bedroom maisonette above let on one lease
- Rent Review 2015
- Current Gross Rent Reserved

£91,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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