

36 King Street, Southall, Greater London UB2 4DB

Freehold Shop Investment

Lot 3

£35,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	70.5 sq m (759 sq ft)	THE NAAN	15 years from	£35,000 (2)	2020 &
Rear Upper Ground	Ancillary	15.0 sq m (161 sq ft)	SHOP LTD	26/06/2015 on		2025
Rear Lower Ground	Ancillary	18.0 sq m (194 sq ft)	with personal	a full repairing		
First	Ancillary	29.0 sq m (312 sq ft)	guarantee (1)	and insuring		
Basement – not inspected			t/a NAAN	lease		
Total		132.5 sq m (1,426 sq ft)			£35,000	

(1) www.thenaanshop.co.uk
(2) Rent deposit of £11,666.66 held.

Key Details

- Densely populated West London suburb
- Lease expires 2030
- VAT-free investment

On behalf of  Mapeley

Location

Miles: 13 miles west of Central London
4 miles west of Ealing
5 miles north of Brentford
Roads: A3005, A4020, M4, M25
Rail: Southall Railway Station
Air: London Heathrow and London Gatwick Airports

Situation

Southall is a major West London suburb, situated within the London Borough of Ealing. Southall is 13 miles west of Central London, 4 miles west of Ealing and 6.5 miles east of the M25 (Junction 15). The town is served by Southall Railway Station with regular services to London Paddington and Heathrow Airport 5 miles to the south. The property is located on King Street, close to its junction with Western Road and 700 metres south of Southall Railway Station. Nearby occupiers include Ladbrokes, Tesco and Betfred, amongst a number of other traders.

Description

The property comprises a ground floor shop with ancillary accommodation at rear upper ground, rear lower ground and first floor. The basement entrance has restricted height and was not inspected. The rear upper ground and first floors have a separate entrance from the rear. The property benefits from a rear yard to park 2 cars.

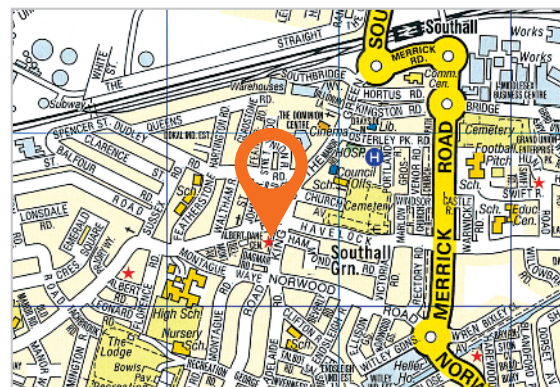
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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