

# Lot 11

£124,200 Per Annum  
Exclusive

111 The Broadway, Southall,  
**Middlesex, Greater London UB1 1LN**  
Freehold Retail and Residential Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground Basement	Retail Ancillary	144.74 sq m 14.03 sq m	(1,558 sq ft) (151 sq ft)	MAHI'S FASHION LIMITED (CRN 1051116) with a personal guarantee	10 years from 15/10/2018 until 14/10/2028	£102,000 (5)	15/10/2021, 15/10/2024 and 15/10/2027 (3)
First and Second	6 Room Maisonette	59.18 sq m 59.18 sq m	(637 sq ft) (637 sq ft)	LOFT AND MAIN LIMITED (CRN 12324737)	5 Years from 22/03/2021 (4)	£22,200 (4)	
<b>Total Approximate Floor Area</b>		<b>277.13 sq m</b>	<b>(2,983 sq ft)</b>			<b>£124,200</b>	

- (1) The Ground and Basement floor areas stated above are those published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/valuations/15720449000>.
- (2) The floor areas stated above for the maisonette are Gross Internal Areas.
- (3) The lease provides for the rent at each review date to be reviewed to the higher of Open Market rental Value of increased by 10%.
- (4) As to the maisonette the lease provides to a rolling Landlord's option to determine the lease after 30 months from the date of the lease on serving 6 months notice and a rolling Tenant option to determine the lease after 25 months from the date of the lease on serving 2 month notice. The stated above has been annualised, the rent reserved under the terms of the lease is £1,850 per month.
- (5) As to the retail unit, the lease provides for the rent to be paid monthly.



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### Key Details

- Retail Unit let until 2028 (no breaks)
- Includes a 6 room Maisonette on the first and second floors.
- Retail rent review to Open Market Rent of increased by 10%
- October 2021 Rent Review
- Popular and busy Cosmopolitan West London suburb
- VAT-free investment

## Location

**Miles:** 13 miles west of Central London, 4 miles west of Ealing, 5 miles north of Brentford

**Roads:** A4020, M4, M25

**Rail:** Southall Railway Station

**Air:** London Heathrow and London Gatwick Airports

## Situation

Southall is a major cosmopolitan West London suburb situated within the London Borough of Ealing, 3 miles to the north-east of Heathrow Airport. The property is located on the south side of The Broadway, (A4020) a busy and popular retailing street synonymous with Asian Jewellery and fashion shopping across Europe. The Broadway is home to an eclectic mix of independent retailers, restaurants and cafes.

### Description

The property comprises a self contained commercial unit with ground floor retail accommodation and ancillary accommodation in the basement and a self contained six room maisonette on the first and second floors.

## Tenure

Freehold.

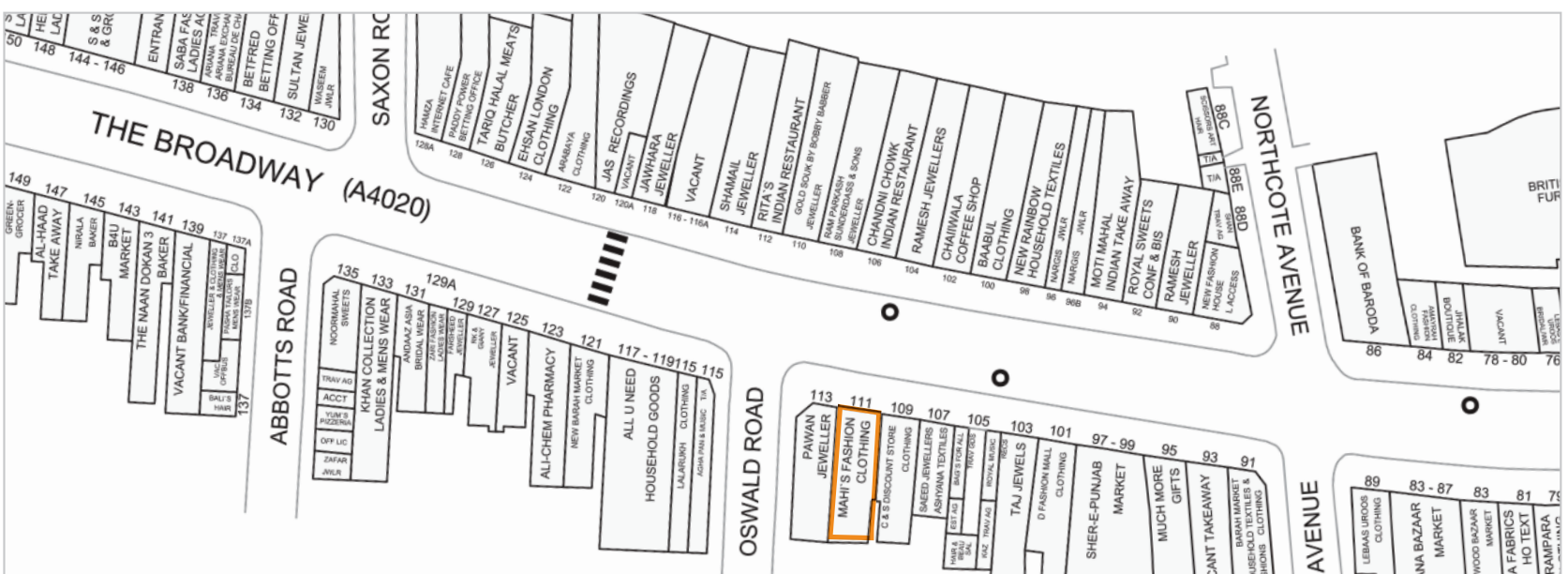
**VAT**

VAT is not applicable to this lot.

## Six Week Completion

## Energy Performance Certificate

See legal pack.



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