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Bryce**
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FOR SALE



88 The Broadway, Southall, UB1 1QF

1,432 SqFt (132.99 SqM)

£1,800,000 Exclusive

Prominent Freehold Retail Investment

- Three retail units, one with residential upper parts on two floors
- Corner position with return frontage to Northcote Avenue
- Close to a number of multiple retailers including British Heart Foundation and Nat West Bank
- Close to multi storey car park

Location

The property is situated on the north side of The Broadway (A4020) at its junction with Northcote Avenue and is approximately one mile to the east of the junction of Uxbridge Road and The Parkway (A312), the latter being the dual carriageway link between the A40 to the north and junction 3 of the M4 about two miles to the south.

The property is approximately half a mile from Southall Main Line Station with regular services to London (Paddington between 12 and 20 mins dependent upon service and time of day). Local bus routes pass the property.

The Broadway and High Street Uxbridge being its continuation to the east is a main thoroughfare providing shopping frontages.

Description

The property comprises a three storey building located at the east end of a terrace of similar properties constructed circa 1900 and comprising three lock up shops to the ground floor, namely the main front shop being 88 and with a basement. 88D is a small unit to the return elevation and includes the first and second floors known as 88A and 88B. 88E comprises a small lock up shop used for hot food takeaway.

Terms

The premises are to be sold freehold at offer in excess of £1.8 million pounds exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – see attached schedule.

Interested parties are advised to contact the relevant Local Authority.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

See attached schedule.

Areas quoted are approximate and should not be held as 100% accurate.

EPC

See attached schedule.

Viewings

For viewings and further information please contact:

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