

Prime⁺ Retail

Prime Lease Available

SOUTHALL

46-50 The Broadway

Strictly Confidential Staff Unaware

Location

The subject property occupies a prime position on the southern side of the Broadway. National retailers located nearby include Halifax, Holland & Barrett, Greggs and Boots.

An extract of the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground floor only comprising the following approximate net internal floor areas and dimensions:-

Ground Floor Sales	7,830 sq ft	772 sq m
Ground Floor Ancillary	4,409 sq ft	410 sq m

Lease

The property is available by way of an existing effectively full repairing and insuring lease expiring 20th December 2023 at a current rent of £200,000 per annum exclusive of rates and VAT.

Premium

Offers Invited

EPC

An EPC has been commissioned and a copy can be made available upon request.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£277,000
UBR (2020/2021)	£0.512
Rates Payable	£141,824

Interested parties are advised to make their own enquiries to the Local Authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

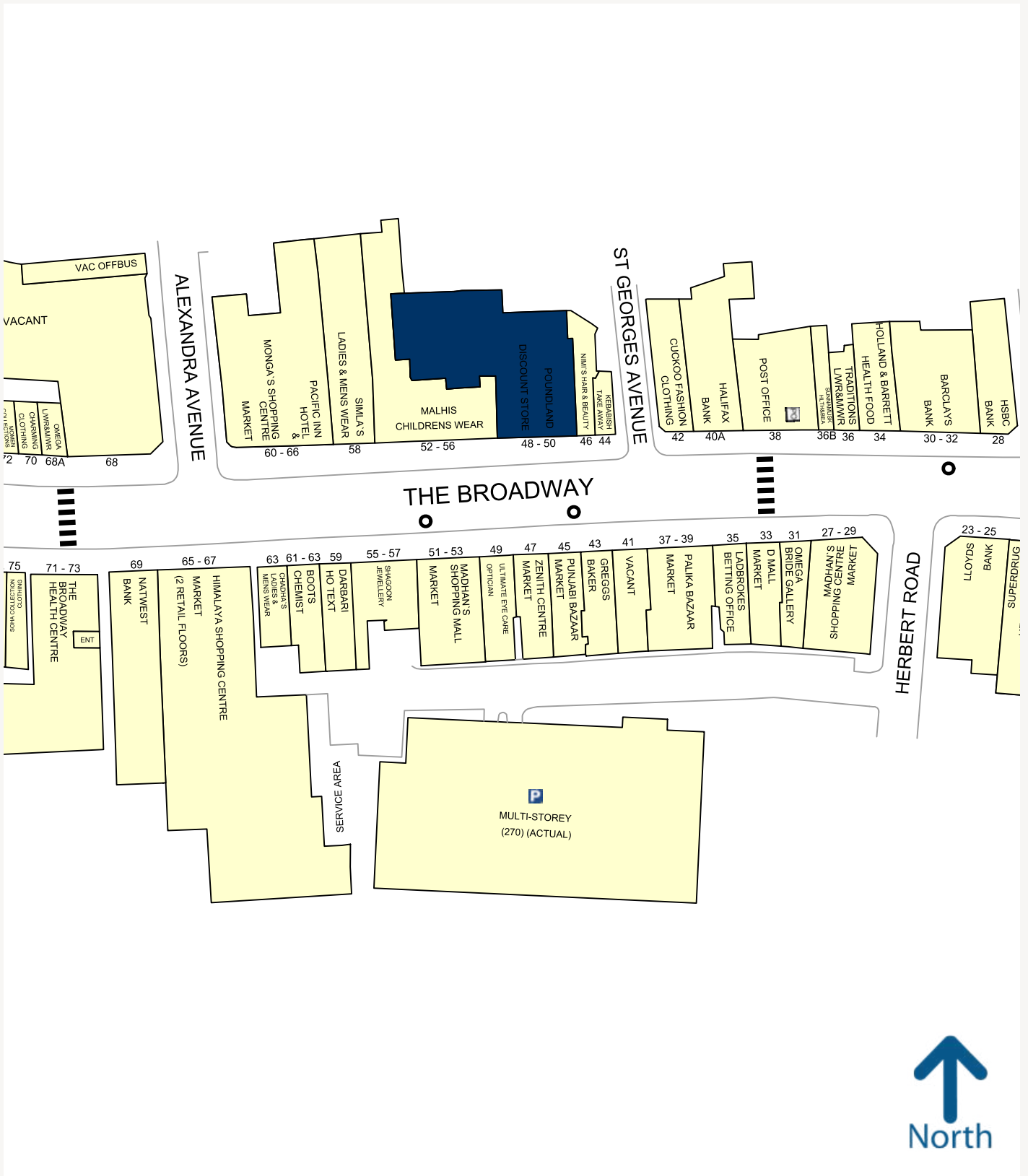
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

Rory Gittins
rory@primeretailproperty.com
020 7016 5345

Tim Lloyd
tim@primeretailproperty.com
020 7016 5340





Prime⁺ Retail

primeretailproperty.com

For more information contact:
020 7016 5340

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.