

PROMINENT CLASS E
FREEHOLD FOR SALE

SOUTHALL

69 THE BROADWAY

Description

Southall is a large suburban district in West London, within the London Borough of Ealing. It is widely known for its strong South Asian cultural identity, particularly its significant Punjabi and Sikh communities, which have shaped much of the area’s character since the mid-20th century. Southall’s high street is a major focal point, lined with South Asian restaurants, sweet shops, clothing stores, jewellery outlets, and grocery markets, giving it a distinctive atmosphere often described as one of the most vibrant “Little Indias” in the UK.

The area is also notable for landmarks such as the Sri Guru Singh Sabha Gurdwara, one of the largest Sikh temples outside India, and for its active community life centred around festivals, music, and religious events. Transport links are strong, with Southall railway station providing direct access to central London and Heathrow Airport nearby.

Nearby retailers include **Superdrug, McDonalds, GDK, Subway** and a number of independent tenants.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The former NatWest premises are arranged as a ground floor banking hall with basement, first and second floors providing the following approximate areas:

Ground Floor Sales	2,088 sq. ft.	(193.98 sq. m)
Ground Floor Ancillary	653 sq. ft.	(60.67 sq. m)
Basement Ancillary	181 sq. ft.	(16.82 sq. m)
First Floor Ancillary	1,767 sq. ft.	(164.16 sq. m)
Second Floor Ancillary	701 sq. ft.	(65.13 sq. m)
Total	5,390 sq. ft.	(501 sq. m)

There is no rear access to the property. The side access is for emergency only.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£1,600,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£192,000
UBR (26/27)	0.43p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 55. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



