

PROMINENT CLASS E, HIGHLY REVERSIONARY FREEHOLD FOR SALE

SOUTHALL

28 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, Holland & Barrett, Barclays, Santander** and a wide range of independent retailers and restaurants.

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

Accommodation

The property is arranged over ground, basement, first and second floors, comprising a ground floor banking hall, first floor office/staff accommodation and a self-contained residential flat at second floor, accessed via a separate entrance from Greenford Avenue, providing the following approximate areas:

Ground Floor Sales (GIA)	1,541 sq. ft.	(143.2 sq. m)
Basement Ancillary (GIA)	71 sq. ft.	(6.6 sq. m)
First Floor Ancillary (GIA)	1,146 sq. ft.	(106.5 sq. m)
First Floor Residential (GIA)	65 sq. ft.	(6.0 sq. m)
Second Floor Residential (GIA)	701 sq. ft.	(65.1 sq. m)
Total	3,524 sq. ft.	(327.4 sq. m)

Redevelopment

Subject to vacant possession and any necessary lease renegotiations, the property may offer some longer-term potential for further development or intensification, having regard to its prominent corner position on The Broadway and Greenford Avenue. Any such potential, including additional accommodation at upper-floor level, would be subject to detailed design, planning and all necessary consents.



Tenancy

The property is single-let to HSBC on a 99-year lease expiring 24 December 2027, reflecting an unexpired term of approximately 1.25 years, at a passing rent of just £75 per annum. The property is highly reversionary, with recent letting evidence along the same pitch exceeding £225 per sq. ft. ITZA. The property has an effective ITZA of 730 units.

Business Rates

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

Rateable Value	£89,000
UBR (26/27)	0.48p

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

EPC

The property has an EPC rating of D 83. A full report is available upon request.

Terms

The freehold interest is offered for sale, with offers invited on an unconditional basis.

Legal Costs

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

Viewing

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

Mike Willoughby

mike.willoughby@greenpartners.co.uk

07810 480291

Will Civil

will.civil@greenpartners.co.uk

07950 700182

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