

PRIME COMMERCIAL UNITS TO LET

Southall – 49 High Street

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Unique proposition in highly sought after area**
- **Suitable for A1/A2/A3 or D2 or other use S.T.P.**

LOCATION

Southall is a highly sought after area situated on the main arterial route linking Ealing and Uxbridge. The property is located circa 600m from the new Crossrail station, opening in 2018.

The development is situated in a prime location in Southall opposite Lidl, a large public car park and the site of the bi-weekly market.

RENT

The following are exclusive of rates, service charge and VAT (if applicable).

Unit 1	£62,500 pax
Unit 2	£45,000 pax

Arrangement shown overleaf can potentially be reconfigured to suit requirements

TENURE

The units are available on a new full repairing and insuring lease for a term to be agreed.

EPC

An EPC will be made available to interested parties.

TIMING

The development is expected to complete in Q1 2019

RATES

To be assessed.

Interested parties should enquire directly with Ealing Council (020 8825 5000)

SERVICE CHARGE

£1 per sq ft per annum

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Unit 1:	194.6 sq m	2,095 sq ft
Unit 2:	138.3 sq m	1,488 sq ft

SPECIFICATION

The premises are handed over in shell condition with shop fronts, drainage points and capped electricity.

COSTS

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



CONTACT

All enquiries:

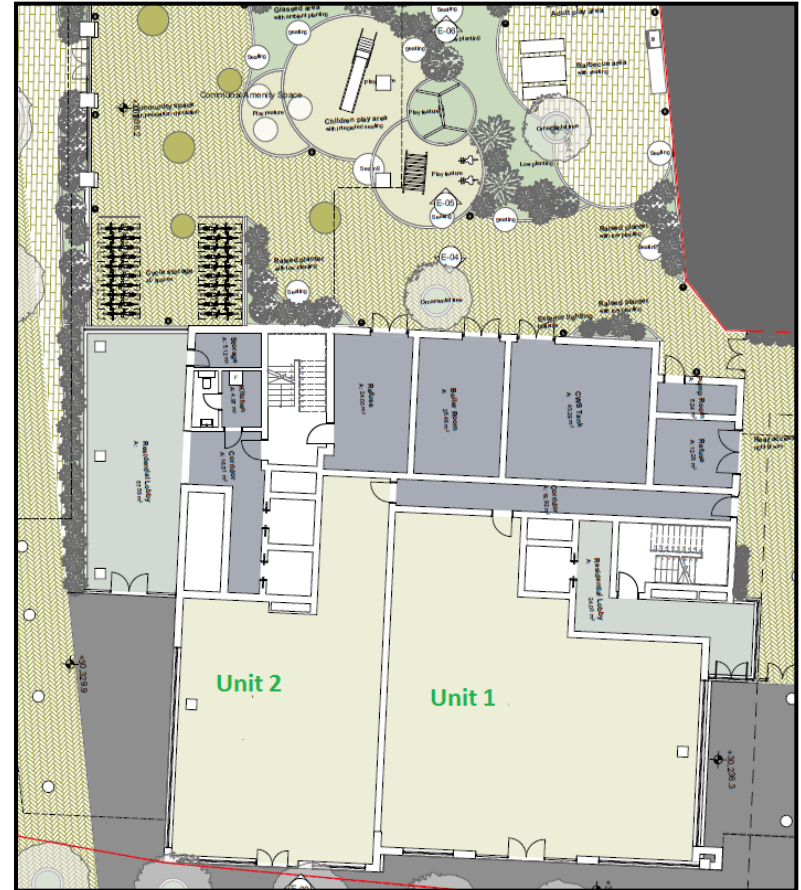
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SUBJECT TO CONTRACT



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