

# FOR SALE

1,432 Sq Ft (133.03 Sq M)

- Attractive prominent freehold corner side - 3 units
- Total income £135,250 pa
- Reflects a 6.15% yield before purchaser's costs deducted
- Nearby occupiers include Natwest, McDonald's and British Heart Foundation



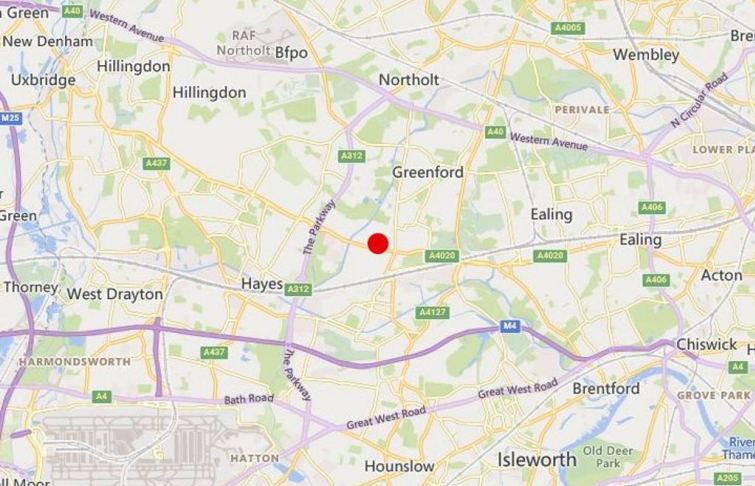
**88 The Broadway**  
**Southall, UB1 1QF**

**>D KirkbyDiamond**

Contact: Hugo Harding or Matthew Bowen

Tel: 0208 367 5511

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## LOCATION

- Southall is a large suburban town in West London within the London Borough of Ealing approximately 11 miles west of Charing Cross
- 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 with Uxbridge Road and The Parkway
- Southall Main Line Station is approximately half a mile to the south with regular services to London Paddington (12 mins)

/// what3words

///crisis.bolt.found

Google Maps

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## DESCRIPTION

- A three storey building located at the east end of a terrace of similar properties constructed circa 1900 comprising three lock up shops to the ground floor, namely the main front shop being 88 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

Freehold interest to be sold as an investment and offers invited in excess of £2,200,000 exclusive.

## ACCOMMODATION

|              |                    |                    |
|--------------|--------------------|--------------------|
| Three Storey | 133.03 SQ M        | 1,432 SQ FT        |
| <b>Total</b> | <b>133.03 SQ M</b> | <b>1,432 SQ FT</b> |

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

## CONTACT:

**>D HUGO HARDING**  
[07425 243 317 hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

**>D MATTHEW BOWEN**  
[07442 820 386 matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)

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