

TO LET

TWO NEW COMMERCIAL UNITS ON THE GREEN IN SOUTHALL

51-53 THE GREEN, Southall UB2 4AR



Features

- 710 - 1,420 Sq Ft (65.96 - 131.92 Sq M)
- £35,000 - £38,000 Per Annum
- New Leases Available
- High Profile Position
- Close to Station
- Good Passing Trade
- Shell and Core

Summary

The new mixed use development at 51-53 The Green on Southall has 2 lock-up ground floor retail units which are now available to lease.

This new retail opportunity gives occupiers a great location with phenomenal passing foot-flow and traffic, being close to very close to Southall Station (Elizabeth Line).

Each shop is 710 sq ft and comes with a glazed shopfront and electronic security shutters.

Rent 51 The Green at £38,000 per annum & 53 The Green at £35,000 per annum.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

The property enjoys a highly prominent position on The Green in Southall, alongside the entrance to Manor House grounds and directly opposite St Anselms Church. Southall Station (Elizabeth Line) is within a few minutes walk.

Description

Two new ground floor commercial units with E Class planning use and suitable for retail, office, medical, gym. Each unit is 710 sq ft with 16ft frontage (ITZA 549 sq ft).

51 The Green £38,000 per annum
53 The Green £35,000 per annum

The units are offered in shell and core condition with capped services ready for a tenants fit-out. NB the units cannot be combined into a single unit.

Tenure

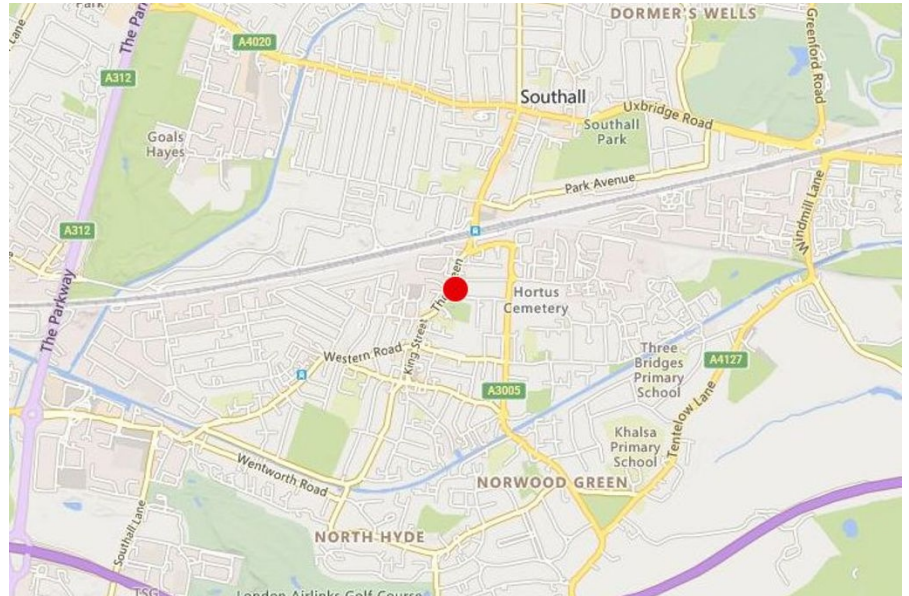
Leasehold

Terms

Available by way of a new Full Repairing & Insuring Lease for a term to be agreed. The rent for each unit is £35,000 per annum plus VAT. The rent is to be paid quarterly in advance.

Business Rates

Business rates to be assessed.



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Planning

E class use ideal for retail, offices or medical. Please note hot food uses will not be permitted.

EPC

EPC to be assessed.

Viewing

Viewings are strictly by appointment only and can be arranged via the letting agent. Please contact 020 8429 6899.

Contact

Archie Chamberlain 0208 429 6890
archie@chamberlaincommercial.com

Harry Pountney
harry@chamberlaincommercial.com



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