

High Street, Southall, UB1 3DB
£53,000 Per Annum

DBK
ESTATE AGENTS









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£53,000 Per Annum

A spacious and versatile commercial premises extending to approximately 2,281 sq. ft., arranged over the ground floor and basement levels.

The property offers substantial open-plan accommodation, previously configured for restaurant and catering use, making it particularly attractive to food and beverage operators seeking premises with existing commercial kitchen infrastructure.

The ground floor provides a generous trading area with flexible space for customer seating, dining or alternative commercial uses. To the rear, the premises benefit from dedicated kitchen and preparation areas, including extensive stainless-steel wall cladding, commercial extraction infrastructure and associated service connections.

Additional accommodation includes an accessible WC with baby-changing facilities, ancillary areas and an internal staircase providing access to the basement. The basement offers useful additional storage accommodation, supporting a range of operational requirements.

Although the premises would benefit from refurbishment and fitting out to suit an incoming occupier's requirements, the existing configuration presents an excellent opportunity for an operator to establish a business.

Key Features

- **Available on a new lease**
- **Approximately 2,281 sq. ft. of commercial accommodation**
- **Ground floor and basement configuration**
- **Spacious, predominantly open-plan trading accommodation**
- **Previously arranged for restaurant and catering use**
- **Existing commercial kitchen extraction infrastructure**
- **Stainless-steel kitchen wall cladding and service connections**
- **Accessible WC and baby-changing facilities**
- **Opportunity for an incoming tenant to refurbish and fit out to their own specification**
- **Fire Exit to rear**



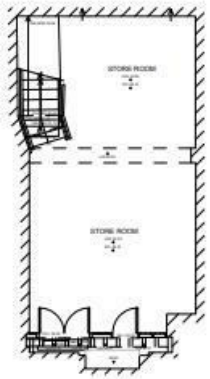


Lease
Available on a new full repairing and insuring (FRI) lease for a term to be agreed

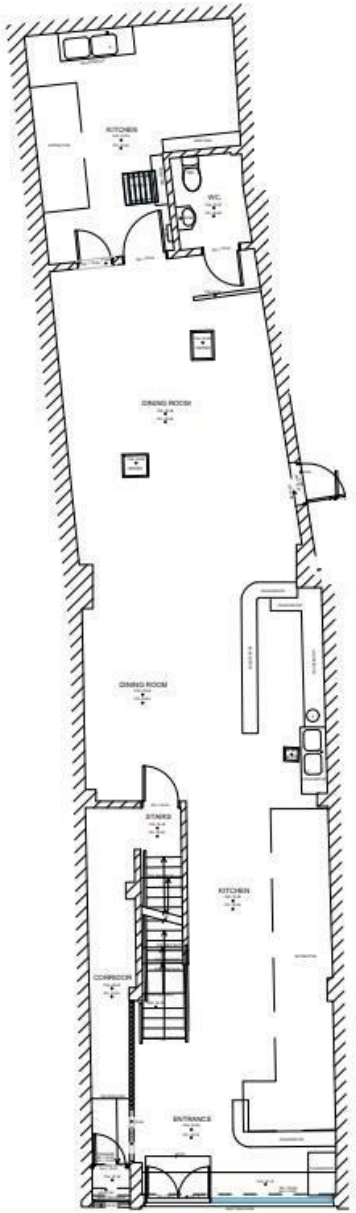
Rateable Value
£34,500

Legal Costs
Each party to bear their own legal costs incurred in the transaction

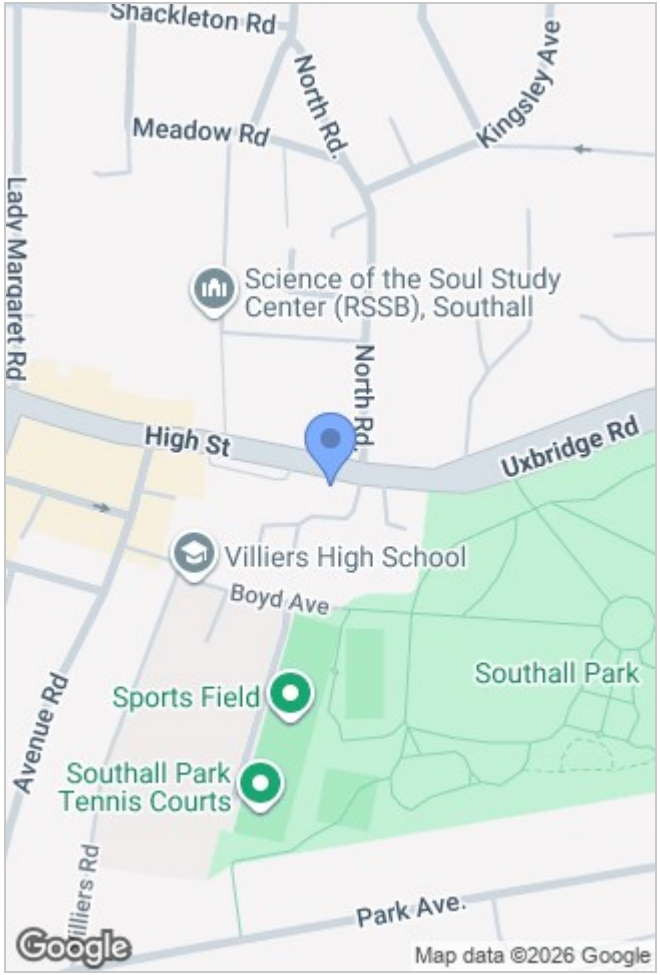
EPC
Available upon request

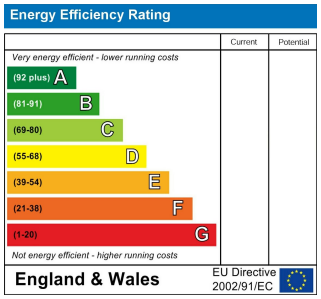


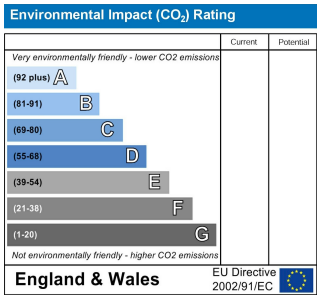
BASEMENT



GROUND FLOOR PLAN







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