

1 REGINA ROAD, SOUTHALL UB2 5PL
FOUR NEW SHOP UNITS TO LET
494sqft – 3,021sqft (total)
£25,000 - £39,500 PER ANNUM EACH



Location – formed from the redevelopment of the former HSBC bank and occupying a prominent position overlooking the King Street/Norwood Road junction. There are two public car parks nearby in Norwood Road.

Description – four lock-up (Use Class Unit A1) shop units. They are suitable for Class A2 or A3/5 use subject to planning consent:

Unit 1 - 515 sqft
Unit 2 - 494 sqft
Unit 3 - 1,302 sqft
(plus basement)
Unit 4 - 710 sqft

We have not measured the units. These floor areas are derived from architect's plans and you are advised to check these on site. They are gross internal floor areas without allowance for space lost to wc accommodation.

The units will be completed to shell only without shop fronts. Tenants will be left to complete all shop fittings, finishes and service connections.

Terms – to be let on new leases: Units 1 & 2 - £25,000 per annum (each) plus VAT

Unit 3 - £39,500 per annum plus VAT

Unit 4 – UNDER OFFER

Business Rates - to be assessed

Viewing - strictly through **Dunphys** as sole agents.

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