



Southall Travel

REAL TASTE

NEW MERIT  
DRY CLEANERS

TAMILINI CASH & CARRY

TAMILINI  
JEWELLERS

# 191 - 199A The Broadway

OIRO £6,000,000 Freehold

Land for sale

## Description

Ashford FPS is proud to present a rare opportunity to acquire a popular freehold parade located in the heart of the vibrant Southall Broadway. This mixed-use property consists of:

Second Floor:

- Four Residential Apartments + One Commercial Unit

First Floor:

- Five Individual Commercial Units

- Potential for Further Development (STPP)

- Prime Location

- Rare investment opportunity

This well-located property offers immediate rental income from the existing units and substantial potential for future development, subject to planning consent. Situated in a prime, bustling area with excellent connectivity, this investment provides long-term value with significant growth prospects.

Ideal for investors and developers, this is a unique chance to secure a landmark property in a thriving area.



For more information, contact Ashford FPS today.

**Commercial –** The site includes six individual freehold commercial units, all of which are currently fully let with secure lease terms. The businesses occupying these units have been carefully chosen to maintain a diverse mix of trades, ensuring no overlap within the parade. Current tenants include Gold Merchants, Chicken Shop, Laundrette, Cash and Carry (Occupying a double unit) and Gold Jewellers. These established businesses provide consistent rental income and contribute to the properties ongoing appeal as a key local commercial hub.

**Residential -**

The sale incorporates five apartments to include 5 x two-bedroom properties. All the properties are in fair decorative order and let to the occupying tenants by way of an Assured Shorthold Tenancy Agreement producing a regular income.

**Land -**

To the rear of the parade is the private servicing the commercial properties and access for the residential units above which is also included within the sale.

**Freehold -**

Included with the sale is the freehold for the whole mixed- use commercial parade. Lease extensions present the opportunity for additional income by way of lease extension options from the current leaseholders. Current lease terms are to be disclosed by agent upon request.

**Development Potential -**

Subject to the relevant planning consents, there is the option for further development above the current residential units.

The vibrant parade is located on the borders of Southall and Hayes offering very convenient access to a wide range of amenities and transport links. The popular location is paramount in the popularity and demand of both the residential and commercial aspects of this site.

Tenure: Freehold

**Tenure**  
Freehold







Viewing by appointment only  
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