

## King Street , Southall, UB2 4DB

A rarely available freehold premises situated on KING STREET with strong and ample passer by trade. The property offers a mixed use opportunity with a retail area and basement along with a three floor partly completed residential conversion.

There is over 3000 SQFT of mixed accommodation with REAR DRIVEWAY access. There is a GROUND FLOOR retail area with attached BASEMENT storage, Kitchen and Shower/WC. Via the rear, there is access to a THREE FLOOR partly completed residential conversion (see plans attached).

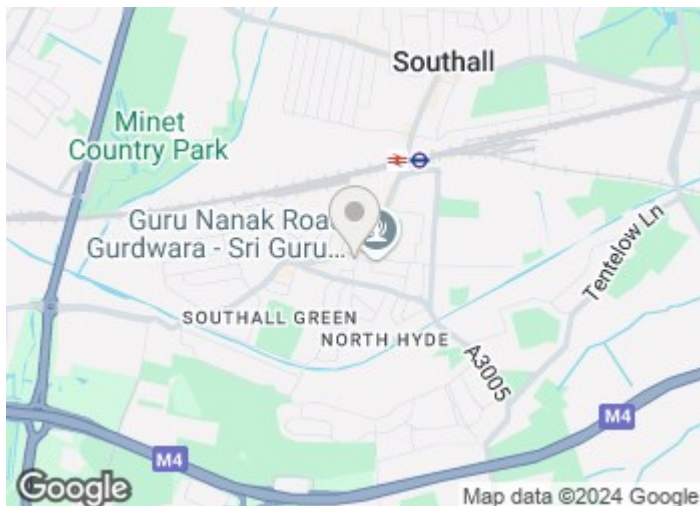
CASH BUYERS / PROPERTY INVESTORS welcome to book a priority viewing via SOLE AGENTS Parkfields Estates Ltd - 0208 571 0253.

Offers Over £1,000,000

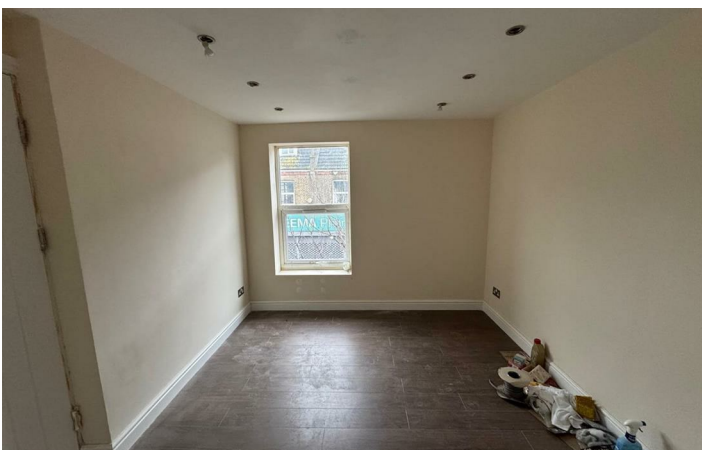
# 42 King Street , Southall, UB2 4DB



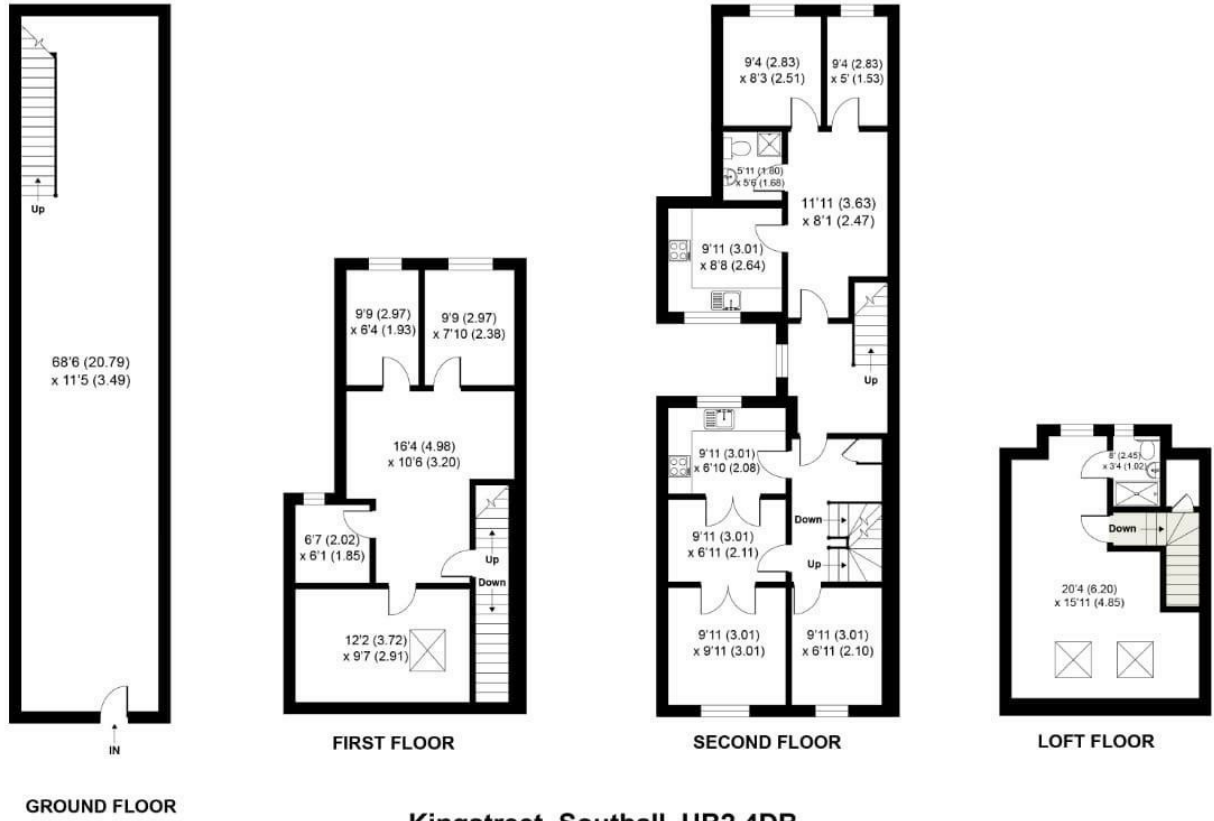
- FREEHOLD PREMISES
- OVER 3000 SQFT
- RE-DEVELOPMENT OPPORTUNITY (STPP)
- COMMERCIAL RETAIL SHOP WITH BASEMENT
- PRIME KING STREET LOCATION
- ENQUIRIES VIA SOLE AGENT - PARKFIELDS ESTATES SOUTHALL
- REAR ACCESS MID & UPPER FLOORS RESIDENTIAL ACCOMMODATION
- AMPLE PASSER BY TRADE
- CALL TODAY FOR A PRIORITY VIEWING



Directions



# Floor Plan



## Kingstreet, Southall, UB2 4DB

Approximate Internal Area = 2651 sq ft / 246.2sq m

Approximate External Area = 3211 sq ft / 298.3 sq m

For identification only- Not to Scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © 2023 For identification only- Not to Scale

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Tel: 0208 571 0253 Email: [info@parkfields-estates.com](mailto:info@parkfields-estates.com) <https://www.parkfields-estates.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	