



## £20,000 Goodwill

North Parade, North Road, Southall, UB1

VACANT SHOP!! Simple Estate Agents present to the market this vacant ground floor retail premises on a busy parade. The shop is located close to Southall Broadway with parking for customers available up front. Can be used for a variety of trades.

# North Parade, North Road, Southall, UB1

Rent £24,000 PA

Goodwill £20,000

Rateable Value £11,250

Eligible for Small Business Rate Relief

Vacant Possession

Ideal for multiple trades

Lease term to be negotiated

Each Party pay their own legal fees



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <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>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

## Directions

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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