

# HIMALAYA PALACE CINEMA



**14 SOUTH ROAD. SOUTHALL, MIDDLESEX, UB1 1RT**

**Currently operating as a 3 screen cinema with capacity 750 seating**

**10 office suites within complex with rental income**

**Within walking distance of large public car park**

**Prime town centre location**

## Location

Southall is a major West London suburb with a resident population of some 318,000, situated within the London Borough of Ealing. Southall is some 11 miles west of Central London, 3 miles from Ealing and some 1½ miles north of the M25 (Junctions 15/16). The town is served by rail with regular services to London Paddington. Heathrow Airport is some 7 miles to the west.

The property forms part of a busy parade of shops on the south side off The Broadway on South Road, which is one of the principal town centre shopping streets.

Occupiers close by include Nationwide, Superdrug, Lloyds TSB, Burton, Ladbrokes, Halifax, The Post Office, Barclays, HSBC and Abbey. There is a multi-storey car park nearby off Herbert Road.



### Accommodation

The property, a Grade II listed Building, is split over 2 floors and a mezzanine on the ground. The total area for the floors is as follows:

Floor	Size (sq ft)
Ground	7491
Mezzanine Ground	974
First	1840
<b>Total</b>	<b>10,305</b>



### Cinema Accommodation

The cinema has a total seating capacity of 750 seats, broken down into the following per screen:

Screen 1	450 seats
Screen 2	150 seats
Screen 3	150 seats



### Cinema

Currently trading as Himalaya Palace Cinema. Further details on trading available upon request.

### Parking

The cinema offers an on-site car park for 40 cars. There is also a large public car park within a few minutes' walk from the cinema complex with a capacity in excess of 250.

### Office lettings

There are 10 office suites within the complex. The four office suites that are let are currently generating a rental income of £63,000 per annum. The 6 remaining suites are vacant. Further details available upon request.

### Planning

There is potential for alternative use Subject to Planning. We have identified the possible options for change of use to the following; Retail, Medical, Community and Leisure. Interested parties are advised to confirm with the Local Authority (Ealing Council).

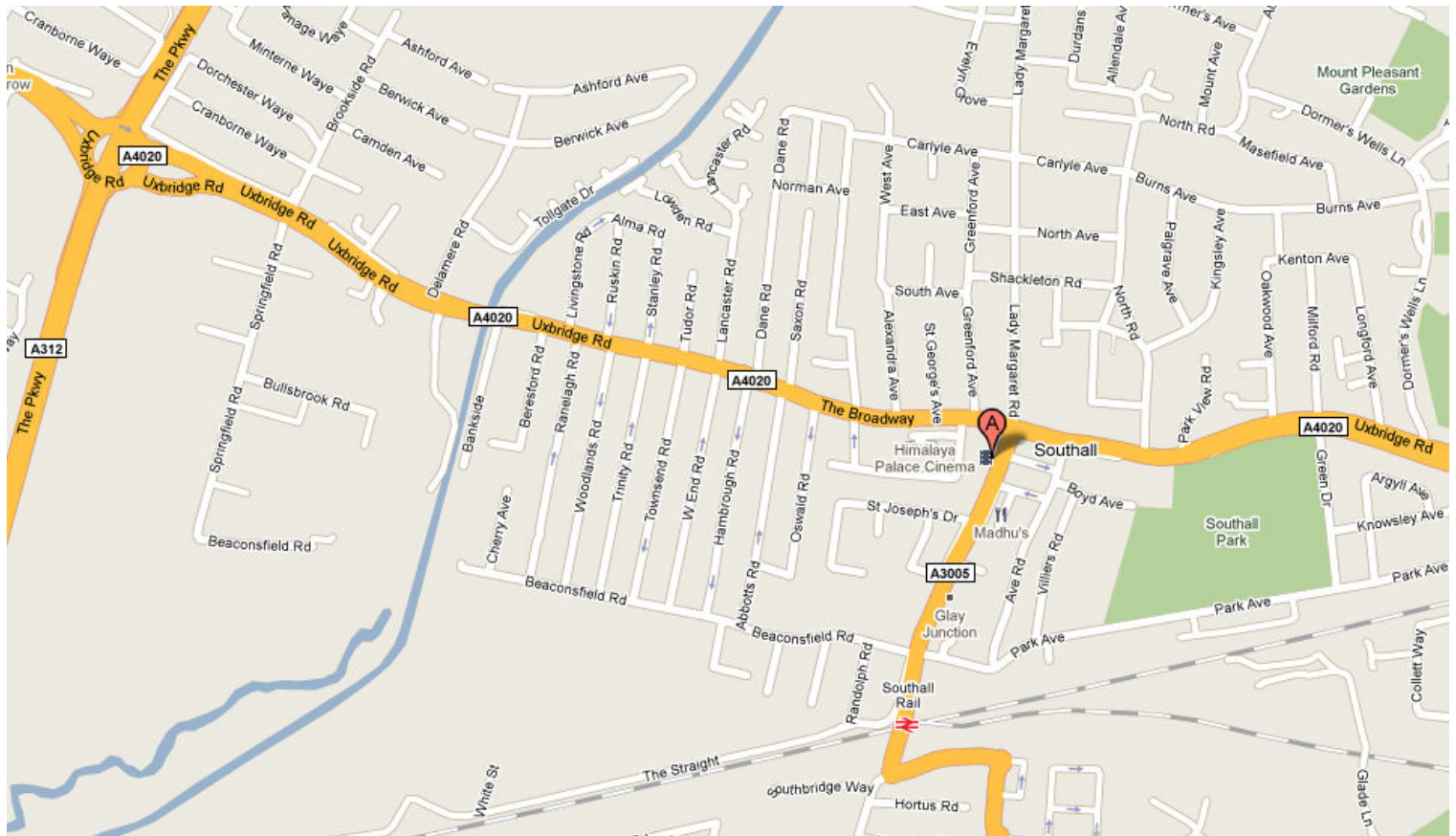
### Business Rates

We are advised the property is assessed for rating purposes as follows:-

Rateable Value	£11,500
UBR (2009/10)	48.5p

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8825 5000.

## Location Map



## Price

Freehold / Leasehold price available upon request.

## Viewing and Further Information

Interested parties are invited to contact the vendor's agent, Monarch Commercial, to arrange a viewing. All viewings will be accompanied and are by appointment with Monarch Commercial.

For further information please contact:

**Tony Khurll** -0208 569 8500

E-mail: [tony@monarchcommercial.co.uk](mailto:tony@monarchcommercial.co.uk)

**Harry Sohal** - 0208 569 8500

E-mail: [harry@monarchcommercial.co.uk](mailto:harry@monarchcommercial.co.uk)

