



## Industrial in UB2

Glade Lane, Southall, Southall, UB2 4PL

**£1,550,000** Starting Bid

Tenure

**Freehold**

On Street parking

## Property features

- ✓ 7,384 sq ft of versatile commercial space
- ✓ Three self-contained units
- ✓ Situated in a vibrant and high-demand area
- ✓ Vacant on possession

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply\*\***

Located in the heart of Southall, this prominent property benefits from exceptional foot traffic and outstanding visibility—making it an ideal opportunity for a wide range of business ventures and long-term investment.

Total Area: 7,384 sq ft of versatile commercial space

Flexible Layout: Intelligently divided into three self-contained units, allowing for multi-use operations or potential rental income

Prime Location: Situated in a vibrant and high-demand area, ideal for retail or other commercial use

Established Business: Currently operating as a well-established hardware store, offering immediate trading potential

Development Potential: Pre-planning discussions have taken place for the construction of a minimum of 8–15 residential flats on-site, significantly enhancing the long-term investment value

Tenure: Freehold

The property is for sale on vacant on possession

Please note we have not inspected the property.

Price: Starting Bid £1,550,000

Property Type: Industrial

Business Type: Other/Unspecified

Parking: On Street

## Description

This is a fantastic opportunity to acquire a well-positioned commercial asset with strong income potential and scope for future development in one of West London's busiest commercial hubs.



## Location

Located in the heart of Southall



## Tenure

Freehold - x4 Titles;

- NGL452011

- NGL302989

- NGL538212

- NGL566106



## EPC

Rating C



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Glade Lane, Southall, Southall, UB2 4PL

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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