COMMERCIAL AGENCY

TELSAR

FOR SALE

RARE INVESTMENT OPPORTUNITY - PROMINENT CHARACTER VENUE BUILDING



The Tudor Rose

68 The Green, Southall, UB2 4BG

15,778 SQ FT (1,465.82 SQ M)

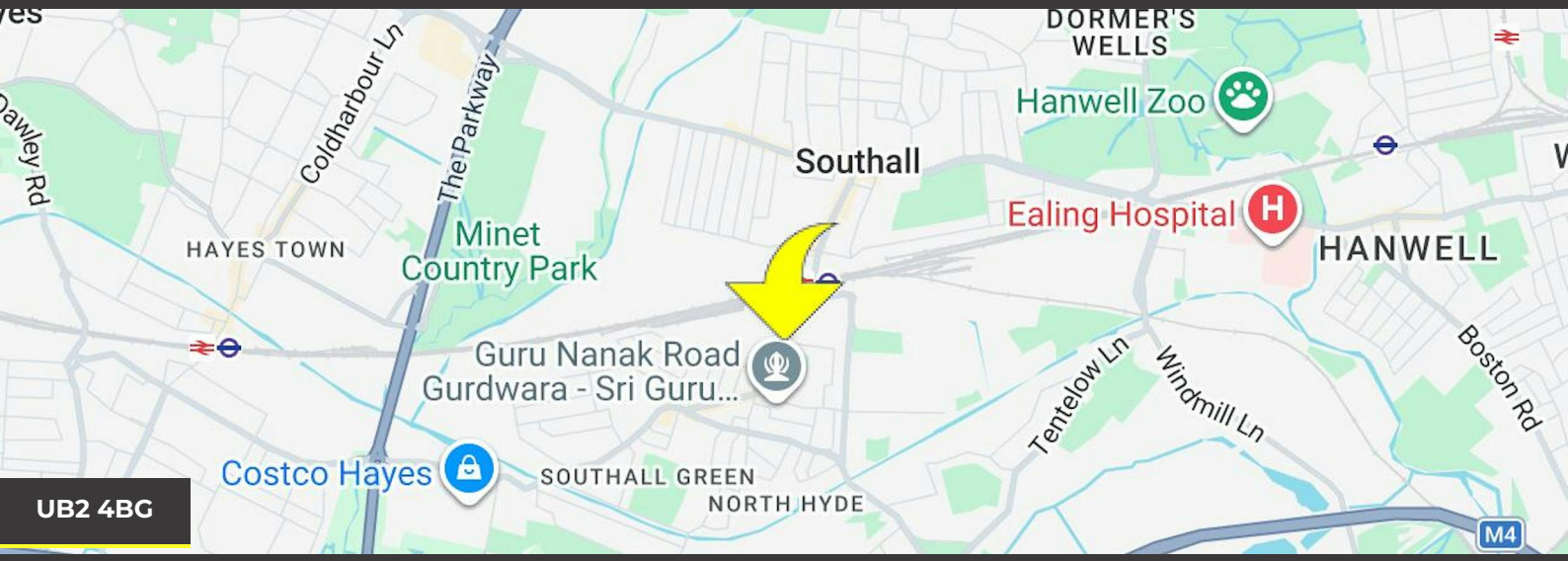
- Promiently positioned
- Part tenanted
- Terrace area on the 3rd floor
- Modern interior
- Direct access to Southall UG Station (Elizabeth Line)
- Income producing £156,000 pa
- 4x bedrooms on the 3rd floor
- High street presence with local amenities
- Welfare facilities across floors
- Close proximity to M4

COMMERCIAL AGENCY

TELSAR

Location

The Tudor Rose is situated in the heart of Southall, West London, a vibrant and wellconnected area known for its rich cultural diversity and strong local community. The venue benefits from excellent transport links, being close to Southall Station on the Elizabeth Line, which provides fast and direct connections to Central London, Heathrow Airport, and the wider Greater London area. Positioned near the A4020 (Uxbridge Road) and other key road routes, the location is easily accessible by both public transport and car. Surrounded by a mix of residential neighbourhoods, local businesses, shops, and amenities, The Tudor Rose enjoys high footfall and strong visibility, making it a convenient and attractive destination for both locals and visitors.



UB2 4BG







Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	7,114	660.91
1st Floor	1,733	161
1st Floor Mezzanine	1,022	94.95
2nd Floor	1,819	168.99
3rd Floor	3,670	340.95
Conservatory	420	39.02
TOTAL	**15,778**	**1,465.82**

All measurements are approximate and measured on a net internal area basis.

Summary

Available Size	15,778 sq ft
Tenure	Freehold
Price	Offers in excess of £3,000,000
Business Rates	Interested parties are advised to contact the Local Authority.
Service Charge	TBC
Legal Fees	Each party to bear their own costs
VAT	Not applicable
EPC Rating	B (40)

Description
The Tudor Rose is a landmark community venue located on The Green, Southall. First opened in 1910 as the town's first cinema (the Southall Electric Theatre), the building has served as a cultural barometer for the area for over a century. After its closure as a cinema in 1980, it was repurposed into a versatile event space that became central to Southall's African-Caribbean and wider community life. Though its interior has been modernised to support live music and weddings, its external brickwork remains a testament to early 20th-century leisure architecture. Current operations face challenges from licensing and redevelopment; however, the Tudor Rose persists as a vital link between Southall's industrial past and its current status as a vibrant, diverse urban centre.

Travel Distances
A40 - 3.9 miles
M4 Junction 3 - 1.9 miles
Heathrow Airport (Terminals 1, 2 & 3) - 5 miles
Southall UG Station (Elizabeth Line) - 0.2 miles
Central London - 15.6 miles

Source: Google Maps

Tenure
Freehold / Investment - This property is being marketed by instruction of the Joint Administrators of Edward Gee and Daniel Richardson. The affairs, business and property of the Company are being managed by the Administrator(s) and who act as agents of the Company without personal liability.

Tenancy
Jamshid Frough - A internal repairing and insuring 10 year lease from and including 16th December 2021 at an annual rental of £156,000 per annum with service charge contributions to the upkeep of the building. There are rent reviews on 16th December 2026 and 16th June 2030. The lease has been contracted inside the Landlord and tenant Act 1954.

VAT
We understand VAT is not applicable.

Anti-Money Laundering (AML) Requirements
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer
None of the amenities have been tested by Telsar.

TELSAR.com
020 3333 2222

For further information or to arrange a viewing, please contact sole agents:

Bal Panesar
020 3333 2222
bp@telsar.com

Jack Pay
020 8075 1238
jp@telsar.com

Misrepresentation
Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.