

**FOR SALE****RARE INVESTMENT OPPORTUNITY - PROMINENT CHARACTER VENUE BUILDING**

## The Tudor Rose

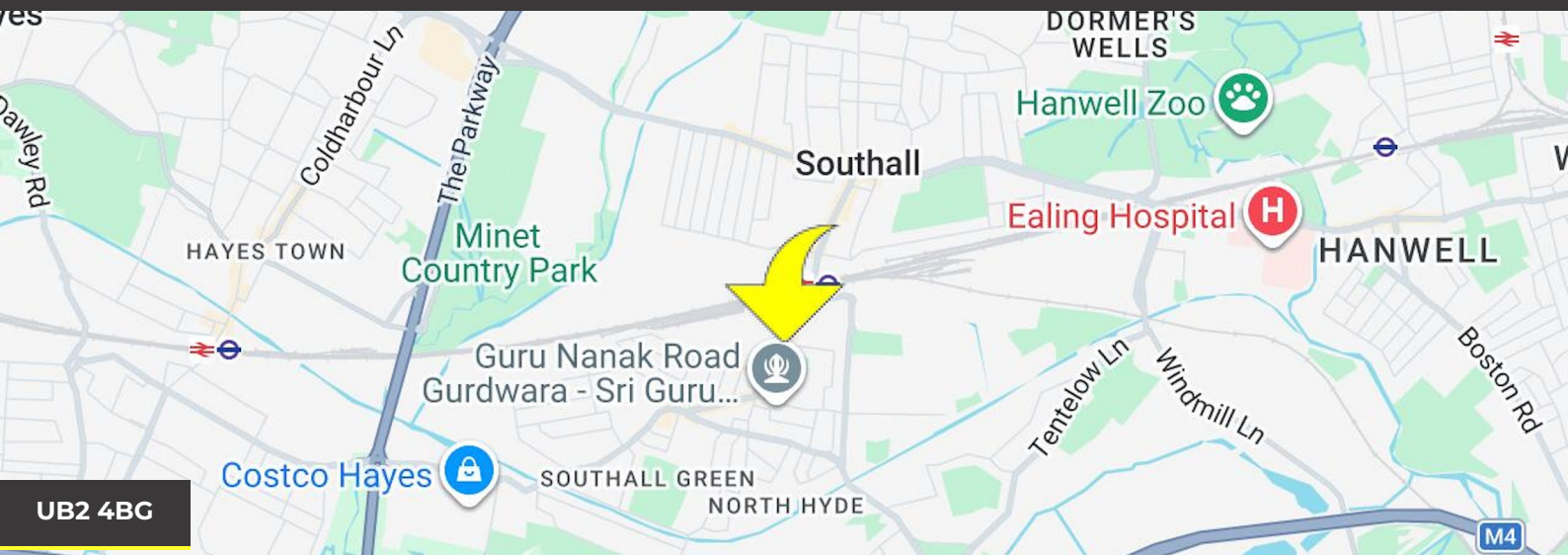
68 The Green, Southall, UB2 4BG

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

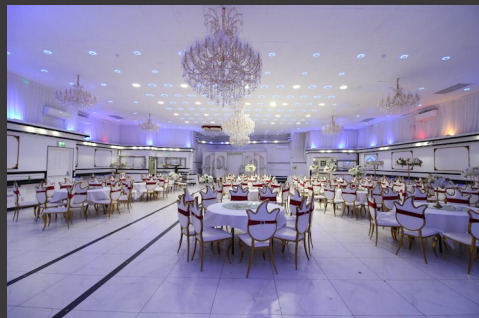
- Prominently positioned
- Part tenanted
- Terrace area on the 3rd floor
- Modern interior
- Direct access to Southall UG Station (Elizabeth Line)
- Income producing £156,000 pa
- 4x bedrooms on the 3rd floor
- High street presence with local amenities
- Welfare facilities across floors
- Close proximity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

**Location**

The Tudor Rose is situated in the heart of Southall, West London, a vibrant and well connected 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           |
| <b>TOTAL</b>        | <b>15,778</b> | <b>1,465.82</b> |

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.



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

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