

# VDBM

Chartered Surveyors

01923 845222

T: 01923 845222 E: [property@vdbm.co.uk](mailto:property@vdbm.co.uk) W: [www.vdbm.co.uk](http://www.vdbm.co.uk)



19 HIGH STREET, RUISLIP, HA4 7AU

£21,000 per annum exclusive

**LOCK UP SHOP TO LET**

**EXCELLENT LOCATION**

**SUITABLE FOR A VARIETY OF USES**

**485 SQ FT**

**RENT £21,000 PAX**

## LOCATION

Well located at the historic northern end of this attractive High Street in a good visible position. Loading bay in front of the shops and on-street pay and display parking plus public car park nearby (first 30 minutes free). Numerous multiple retailers are nearby including Sainsbury's Local, Marks & Spencer, Tesco, Boots and Superdrug.

## DESCRIPTION

Well presented lock-up shop with full height glazed shop front. Currently trading as a jeweller. Staff WC and kitchenette. Suitable for a variety of uses.

## ACCOMMODATION

The approximate net internal floor areas are as follows:-

Shop	485 sq ft
------	-----------

## TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

## RENT

£21,000 per annum exclusive.

NOTE: The adjoining shop known as 21 High Street will also be available. Terms upon request.

## RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £14,250

For verification purposes, prospective occupiers are advised to make their own enquiries.

## LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

## EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of E (109)

## VIEWING

Strictly by appointment through VDBM on 01923 845222.

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.