



60 HIGH STREET, RUISLIP, HA4 7AA

PRIME LOCATION

SUITABLE FOR A VARIETY OF USES

(CLASS E)

NEW FLEXIBLE LEASE

RUISLIP

£40,000 PER ANNUM EXCLUSIVE

LOCATION

Ruislip is an affluent West London suburb within the London Borough of Hillingdon. Ruislip Station is served with the Metropolitan and Piccadilly Lines.

DESCRIPTION

A substantial ground floor shop in Ruislip High Street occupying a prime location. There is good public parking. National nearby occupiers include Sainsbury's, Iceland, Tesco, Boots, WHSmith, Barclays, Lloyds, HSBC, Santander and Nationwide.

ACCOMMODATION

The entire ground floor unit comprising of 2,000 sq ft is available.

TERMS

A new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

NOTE:

A3 or A5 uses are not permitted.

RENT

£40,000 per annum exclusive.

RATES

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

Rateable value £37,500

Rates payable £18,375 (2021/2022)

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

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (71)

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL